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TAVERNS



WHITE BULL, CONINGSBY

55 HIGH STREET, CONINGSBY, LN4 4RB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£17,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The White Bull is a traditional village pub prominently situated on the High Street in the heart of Coningsby, Lincolnshire. Surrounded by a mix of residential and commercial properties, the pub is well positioned to serve the local community while also benefiting from visitors to the surrounding area. Coningsby is a well-established village offering a range of local amenities and a strong community atmosphere. The pub is located just a short distance from RAF Coningsby and the popular Tattershall Lakes holiday destination, providing opportunities to attract both local residents and seasonal visitors. Approximately 18,000 people live within a five-mile radius, with a broad demographic across all age groups. This population increases significantly during the holiday season, with thousands of visitors drawn to the area's holiday parks and attractions. The village benefits from good road connections via the A153, providing access to Horncastle, Sleaford and the surrounding villages, with the nearby A17 offering wider connections across Lincolnshire. Boston and Lincoln are also accessible by road, while nearby railway stations at Metheringham and Boston provide additional transport links.

Pub Layout

Upon entering The White Bull, customers are welcomed through a traditional entrance hallway, with customer toilets conveniently positioned to the left, leading into a warm and inviting main bar area. Featuring a mix of fixed and loose seating for approximately 20 customers, the bar benefits from a charming open fireplace, creating a cosy and characterful atmosphere. The L-shaped bar also serves a separate dining area towards the rear of the pub, offering a further 30–40 covers with a flexible mix of seating arrangements. This spacious and versatile layout provides an excellent opportunity for a licensee to develop both wet-led and food-led trade, catering for casual drinks, dining and community gatherings. Beyond the dining area is a well-positioned commercial kitchen, complete with dedicated food preparation and storage facilities, providing a practical setup to support a varied food offering. Externally, The White Bull benefits from a covered seating area leading through to a spacious beer garden, stretching down towards the river. This attractive outdoor space offers excellent potential

TRADING STYLE

The White Bull currently trades as a food-led village pub, supporting local suppliers and serving a fresh, home cooked menu. Cask ales are very well received, along with a more premium wine list and gin menu. The beer garden is very popular in the warmer months and brings an additional seasonal boost. A large number of visitors flock to the area to visit friends & family at the local RAF base, and the nearby Tattershall Lakes attraction brings additional visitors to the area with regular events throughout the year.

ACCOMODATION

Private Accommodation

The private accommodation consists of three spacious bedrooms, lounge, kitchen and family bathroom and is scheduled to be decorated throughout.

FINANCIAL

Weekly Rent: £567.31
Estimated Annual Turnover*: £488,921
Security Deposit: £7,500
Working Capital: £5,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

We are looking for an experienced licensee with a strong background in food who can build on the White Bull's established trade and excellent reputation. The ideal licensee will be confident in building relationships within the local community, as well as developing and maintaining strong connections with local suppliers. The White Bull enjoys good trade throughout the year, with particularly busy periods during the holiday seasons. Strong planning and organisational skills will therefore be important to maximise these key trading opportunities. There is also plenty of scope to further attract local residents and RAF personnel, whether for drinks, a game of pool or darts, or to enjoy live sport. The White Bull is ideally suited to a quality mid-market food and drink offer, complemented by a good selection of premium cask ales, wines and spirits.


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