

# Batemans' Tenancy Opportunities

Lincolnshire's Family Brewery offering traditional 3 year agreement with no rent review and security of tenure, to prospective tenants giving entrepreneurs the opportunity to enter the pub business with a smaller capital sum. The Brewery offers full back up, guidance, incentives and promotions with no penalty clauses. The Brewery retains responsibility for structural repairs.

## The Ball House

Wainfleet Road, Fishtoft, Boston, Lincolnshire PE21 9RL

This is a rare opportunity to run one of our flagship public houses.

The Ball House is an attractive and well established food led public house with an excellent reputation in the local area.

The pub is extremely well appointed in a traditional style and in-house standards are excellent.

The Ball House has a fully equipped commercial catering kitchen.

The Ball House is ideally suited to an experienced couple with excellent food skills who have the capital, desire and ambition to take this established business forward to a new level. Good quality catering skills and the required capital are essential.

The pub has a large car park and attractive gardens and is prominently located on the A52 Skegness road, approximately one mile outside Boston. The pub is famous for its beautiful floral displays throughout the summer months.

The Private quarters are in good condition and consist of a lounge, bathroom, domestic kitchen and four bedrooms.

The property has gas central heating plus an open fire in each of the public rooms.

Services: Gas, Electricity and Mains Sewage.

Please call Penny Bembridge on  
01754 882010 for further details

Full details of our agreement will be discussed at interview.  
Viewing: By appointment only and with written approval of  
Rob Jones - Profit Partnership Director, George Bateman & Son Ltd.



### WET SALES

Year to December	2008	2007	2006	2005
Total Beers - Barrels	82	100	107	127
Minerals - Gallons	874	895	864	755
Spirits - Gallons	40	42	48	46
Wine - Gallons	336	371	370	461
Cider - Barrels	4	5	4	4
<b>TOTAL - Composite Barrels</b>	<b>153</b>	<b>176</b>	<b>182</b>	<b>203</b>

### ESTIMATED CAPITAL REQUIRED **£20,000**

*Investment options will be discussed at interview.*

- Start-Up Costs £100 ~ £200 inc. VAT
- Brokers Fee (estimated in the region of) £800 + VAT
- Rent Available on request
- Business Rates £14,750 PA  
The Rateable Value from April 2010 is due to increase to £16,000 per annum, however an appeal is planned.
- Rates payable approx. £6,387 PA  
*(less any transitional relief)*

NB: Please note that the above figures are a guide and do not represent agreed sums.

BATEMANS

INDEPENDENT



SINCE • 1874

GOOD HONEST PUBS  
RUN BY GOOD HONEST PEOPLE



Pub Company of the Year  
Tenanted / Leased  
(20 - 199 outlets)