

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.

Princess Victoria

174 - 176 South Parade, Matlock Bath, Derbyshire DE4 3NR

The Princess Victoria is an attractive pub located in the heart of Matlock Bath. This area is famous for being the only inland promenade in the country and offers many attractions to the tourists who flock here. The pub itself is a 4 storey building. On the ground floor you will find an attractive bar nicely decorated with a welcoming open fire serving a good selection of ales, food and coffee. From here there is a central spiral staircase that leads to the first floor where you will find a tastefully decorated dining room for customers looking for a more formal offer which is serviced from a well equipped catering kitchen.

Refurbished in the last 2 years this site would appeal to anyone with the right catering skills, a passion for real ale as well as a real desire to maximize the full potential the Princess Victoria has to offer.

The second and third floor consists of two self contained flats both offering two bedroom accommodation, kitchen, lounge and bathroom.

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
Dale Huntington - Profit Partnership Manager, George Bateman & Son Ltd.



WET SALES

Year to end of December	2008	2007	2006	2005
Total Beers - Barrels	57	72	153	162
Minerals - Gallons	225	235	223	515
Spirits - Gallons	39	43	37	64
Wine - Gallons	61	76	137	129
Cider - Barrels	5	5	12	10
TOTAL - Composite Barrels	83	101	191	215

ESTIMATED CAPITAL REQUIRED £15,000

Because we are willing to consider a Partnership Plus deal whereby the Brewery retains ownership of the inventory.

- Start-Up Costs £100 ~ £200 inc. VAT
- Brokers Fee (estimated in the region of) £750 + VAT
- Rent Available on request
- Business Rates £2,500 PA
- Rates payable approx. £1,100 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



thePublican
Awards



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