

# 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.

## RedLion

43 High Street, Swaffham Prior, Cambridgeshire CB25 0LD

A recent new purchase to our estate The Red Lion is situated in the centre of the beautiful village of Swaffham Prior, North East of the historical city of Cambridge. This lovely 17<sup>th</sup> century pub has all the character you'd expect including golden-hued oak beams, low ceilings, quarry tiled floors and cheerful open fireplaces.

In addition to the cosy character the pub has a good sized well equipped catering kitchen and would appeal to anyone with the necessary essential skills required to deliver a good food offer. The pub also boasts a car park and delightful beer garden both to the rear of the building.

If you're an experienced operator with a desire to deliver good ale and good food coupled with excellent customer service then this site has all the potential to reward and compliment your expertise.

The private accommodation consists of 2 bedrooms, lounge, bathroom and small office.

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.

### NEW ACQUISITION

#### ESTIMATED CAPITAL REQUIRED

• Main Inventory ( <i>in the region of</i> )	£13,500
• Stock in trade, glassware etc. ( <i>valued on day of change over &amp; estimated in the region of</i> )	£2,500
• Bond	£5,000
<b>TOTAL</b>	<b>£21,000</b>

• Start-Up Costs	£100 ~ £200 inc. VAT
• Brokers Fee ( <i>estimated in the region of</i> )	£650 + VAT
• Rent	£15,000 PA
• Business Rates	£21,500 PA
• Rates payable approx.	£8,965 PA
<i>(less any transitional relief)</i>	

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

# New Acquisition

INDEPENDENT SINCE 1874  
GOOD HONEST PUBS  
RUN BY GOOD HONEST PEOPLE



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