

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.

Royal Oak

73 High Street, Wainfleet, Lincolnshire PE24 4BZ

The Royal Oak is situated in the town of Wainfleet All Saints, the home of Batemans Brewery.

The pub is situated 200 yards from the market square and is ideally located to serve the local residents as well as tourists to the area. The one bar operation is 'L' shaped with a defined games and dining area. The pub has a good sized kitchen capable of meeting demand and an external patio/smoking area. The Royal Oak also benefits from a car park to the rear.

The pub is well known for its cask ale and this opportunity is ideally situated for someone wanting to develop a good real ale offering in what is known by many locally as 'the Brewery Tap'. There are four letting rooms upstairs (albeit without ensuite) which offer an excellent sales opportunity and there are also outbuildings within the boundary of the property which provide longer term development potential.

The pub benefits from our new agreement whereby the Brewery takes no share of the machine income. However our nominated supplier must remain in situ.

The Private quarters comprise of a lounge, 2/3 bedrooms, bathroom and kitchen.

There is the potential to increase trade by catering for the needs of the many local residents, business people, shoppers and visitors to this busy Brewery Town, by providing good "pub food" and a good selection of beers which are always available from Batemans Brewery.

Services: 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	2009	2008	2007	2006
Total Beers - Barrels	122	176	168	200
Minerals - Gallons	189	234	286	256
Spirits - Gallons	26	51	63	48
Wine - Gallons	141	201	199	144
Cider - Barrels	7	12	17	13
TOTAL - Composite Barrels	152	221	223	243

ESTIMATED CAPITAL REQUIRED

- Profit Partnership Investment £12,000
- Stock & Glassware etc. (circa) £2,000

TOTAL

£14,000

- Start-Up Costs £100 ~ £200 inc. VAT
- Brokers Fee (in the region of) £400 + VAT
- Rent To be advised at interview
- Rateable Value £6,200 PA
- Rates payable approx. £2,600 PA
(less any transitional charge)

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)