

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.



Fighting Cocks

13 Market Place, Corby Glen, Grantham, Lincs. NG33 4NH

Village Community Pub

Trading Information

Year to November	2011	2010	2009
Total Beers - Barrels	148	151	131
Minerals - Gallons	262	265	243
Spirits - Gallons	37	44	37
Wine - Gallons	220	199	115
Cider - Barrels	7	9	10
Total - Composite Barrels	209	216	166

- No rent review
- 50% machine share to licensee
- Innovative ingoing formula based on profitability

Estimated Capital Required

Profit Partnership Investment (PPI)	£12,000
Stock & Glassware (circa)	£3,000
Working Capital (preferred)	£5,000
Total Capital Required	£20,000

In certain circumstances, financial arrangements can be made for us to accept a minimum capital ingoing of £12,000 (This will be discussed at interview).

Start Up Costs	£100 - £200 inc. VAT
Broker's Fee (estimated to be in the region of)	£600 + VAT
Rent	On Application
Business Rates Payable (less any transitional relief)	circa £4,027 PA



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

BATEMANS
INDEPENDENT  SINCE • 1874
GOOD HONEST PUBS
RUN BY GOOD HONEST PEOPLE

For further details, please call
Penny Bembridge on 01754 882010



Regional Brewer
of the Year



The Pub

The Fighting Cocks is situated in the centre of the beautiful village of Corby Glen. This popular pub is full of character and is supported well by locals from the village and surrounding area. With a number of teams associated to the pub volumes are healthy and this is boosted with the good reputation the business has for its food offer.



Qualities we are looking for

Currently the Fighting Cocks benefits from being the only pub in the village therefore customers demand high standards and expect to receive excellent customer service along with good food and fine ales. We are seeking an experienced operator who has the desire and determination to maintain the current offer and build on its good reputation.



Private Accommodation

The flat is in very good order and offers three good sized bedrooms, lounge and bathroom.