

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.



Lord Nelson

33 Trafalgar Road West, Gorleston, Gt Yarmouth, Norfolk NR31 8BS

Successful Community Pub

Trading Information

| Year to November | 2011 | 2010 | 2009 |
|----------------------------------|------------|------------|------------|
| Total Beers - Barrels | 195 | 273 | 289 |
| Minerals - Gallons | 574 | 747 | 755 |
| Spirits - Gallons | 197 | 271 | 270 |
| Wine - Gallons | 409 | 514 | 549 |
| Cider - Barrels | 9 | 21 | 23 |
| Total - Composite Barrels | 321 | 445 | 466 |

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

Estimated Capital Required

| | |
|-------------------------------------|----------------|
| Profit Partnership Investment (PPI) | £20,000 |
| Stock & Glassware (circa) | £4,000 |
| Working Capital (preferred) | £5,000 |
| Total Capital Required | £29,000 |

In certain circumstances, financial arrangements can be made for us to accept a minimum capital ingoing of £15,000 (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 £13,240 PA |

BATEMANS

INDEPENDENT



SINCE • 1874

GOOD HONEST PUBS
RUN BY GOOD HONEST PEOPLE

For further details, please call
Penny Bembridge on 01754 882010



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



Regional Brewer
of the Year



The Pub

This successful community pub offers its customers lots of facilities including a bar, lounge, games room and rear beer garden. Decorated to a very high standard the pub boasts lots of memorabilia of Lord Nelson and is full of character. This is also a very popular music venue offering live entertainment on a regular basis.



Qualities we are looking for

The potential operators must have the right character and high standards to continue the success at the Lord Nelson. An interest in live music, games and the ability to run various events for the benefit of the local community are also essential skills required. The desire to launch a food offer will also be advantageous.



Private Accommodation

The private accommodation consists of:

- ◆ Three bedrooms
- ◆ Lounge
- ◆ Kitchen
- ◆ Bathroom
- ◆ Off Road Parking