

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.



Palmerston Arms

82 Oundle Road, Peterborough, Cambs PE2 9PA

Unique Cask Ale Site

Trading Information

Year to November	2011	2010	2009
Total Beers - Barrels	174	191	262
Minerals - Gallons	174	183	181
Spirits - Gallons	12	12	16
Wine - Gallons	57	83	113
Cider - Barrels	8	8	10
Total - Composite Barrels	220	251	280

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

Estimated Capital Required

Profit Partnership Investment (PPI)	£10,000
Stock & Glassware (circa)	£3,000
Working Capital (preferred)	£5,000
Total Capital Required	£18,000

In certain circumstances, financial arrangements can be made for us to accept a minimum capital ingoing of £10,000 (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 £8,053 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 Palmerston is a unique award winning cask ale business. Famous for its open view cellar, customers enjoy seeing their beer dispensed straight from the cask via the large open view window situated in the back bar. Stocking up to 12 beers this tastefully decorated pub also boasts a lounge and bar area as well as offering a beer yard covered with a large parasol.



Qualities we are looking for

This is a great opportunity to acquire a profitable business, but in order to maximise the potential here you must have a passion for real ale and a good knowledge of how to condition beers in order to serve the quality of beers the customers have come to expect. In addition to good cellar standards potential candidates will understand the importance of good customer service and the ability to plan and run regular activity in the pub.



Private Accommodation

The private accommodation consists of three bedrooms, lounge, kitchen and bathroom.