

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.

Kings Arms

22 Hall Road, Norwich, Norfolk NR1 3HQ

Located in the historical city of Norwich the Kings Arms represents a rare opportunity to acquire a very successful pub with an excellent reputation for its real ales and customer service. Enter the front door and you are immediately greeted by the bar housing a selection of 12 real ales and continental beers. From the bar step down into the comfortable, carpeted lounge area that then leads into the conservatory at the rear of the building. All of the trading area is decorated to a high standard and is very in keeping with the traditional offer and character of the building. From the conservatory customers can then step out into a rear courtyard housing a smoking shelter and outbuildings which are regularly used to host beer festivals.

Due to the nature of this pub and its reputation for a large selection of real ales we are offering a tenancy agreement that is partially free of tie allowing the tenant to purchase real ales free of tie. This agreement has been successfully operated for the last three years and explains the reasons why the volume figures appear as if this site has declined.

In addition to the wet trade the pub does have a catering kitchen offering the right operator the opportunity to extend the business with a food offer. If you are an experienced operator with a passion for real ale and good customer service then the Kings Arms offers a fantastic opportunity for anyone with the desire to run a premium cask ale site.

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

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.

Partial Free of Tie Agreement

WET SALES

Year to December	2009	2008	2007	2006
Total Beers - Barrels	167	151	373	574
Minerals - Gallons	276	249	413	457
Spirits - Gallons	0	0	43	57
Wine - Gallons	0	0	157	279
Cider - Barrels	9	14	19	21
TOTAL - Composite Barrels	187	176	429	644

ESTIMATED CAPITAL REQUIRED

- Inventory (Subject to valuers report) in the region of £12,000
- Stock in trade, glassware etc. (valued on day of change over & estimated in the region of) £3,000
- Bond £5,000

TOTAL £20,000

- Start-Up Costs £100 ~ £200 inc. VAT
- Brokers Fee (in the region of) £500 + VAT
- Rent To be advised at interview
- Rateable Value £27,500 PA
- Rates payable approx. £11,467 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)

