

Red Cow Inn

Gaysfield Road
Fishtoft
Boston
Lincolnshire
PE21 0SF



- *Attractive rural pub set in affluent Lincolnshire village*
- *Large car park and beer garden*
- *Exempt from business rates*
- *Investment planned to install a commercial catering kitchen*

The Red Cow Inn is centrally located in the village of Fishtoft, some 2 miles from Boston in Lincolnshire. The pub sits on a crossroads, directly opposite the village playing field, and close to the primary school and church. This detached 2 storey building benefits from a car park for circa 24 cars, a grassed beer garden and a decking area with excellent floral displays. Internally the pub is divided into 3 areas; a public bar with open fire, a pool room and a lounge with an open fire, all serviced by a central bar servery with 3 hand pumps.



Good Honest Ales

George Bateman & Son Ltd
Salem Bridge Brewery, Wainfleet, Lincolnshire. PE24 4JE
Tel: 01754 880317 www.bateman.co.uk





Living accommodation

The domestic area comprises 3 double bedrooms, a bathroom with a shower and bath, a separate WC and a lounge leading to a good sized kitchen. There is gas central heating to the whole property and the private quarters are in good decorative condition throughout.

Details of facilities in the neighbourhood

The village extends to the outskirts of Boston and has over 6,000 inhabitants – it is the largest parish in Lincolnshire. In the centre of the village lies the Red Cow Inn (the only pub) as well as the playing field, the church, a shop and the Primary school. The Red Cow is 3 miles from the local hospital and railway station, with a regular bus service to Boston where there are 3 secondary schools, including a Grammar School. Close to the pub are the village playing fields where the football club plays. There are many tourist attractions nearby including the Pilgrim Father Memorial and the RSPB Nature Reserve at Freiston Shore.

Brief description of the present trading environment

The pub is divided into 3 separate areas. Firstly the public bar, with a bar servery, fruit machine and a real fire, which is the main focal point of the pub. To the left is a games/sports viewing area, and behind the bar servery is a pool room. Access to the well-presented ladies and gents toilets is by going down the corridor towards the rear of the pub. All areas (internal and external) were redecorated in 2018, with new double glazing throughout the property. Just outside the ground floor beer cellar is a small area for making tea, coffee and potentially sandwiches. Outside there is a good sized car park, a large enclosed grassed area and a feature beer patio with raised decking and floral displays. The outside area is often used for celebratory events with a marquee.

Planned investment

Bateman's are intending to create a commercial catering kitchen on the ground floor of the pub in late 2019. Full details will be given to interested parties. The proposed kitchen will allow the pub to serve food and therefore it is anticipated that new tenants will open the pub at lunchtime which will develop trade further.

Experience and qualities to be demonstrated by the successful applicant

- Passionate about real ale
- Keen to serve the local community
- Proficient on social media

Licence details

Alcohol Sales

Monday – Sunday: 10:00 – 01:00

Live & Recorded Music

10:00 - 23:00

Business agreement available

This pub is available on a 3 year renewable secured tenancy (i.e. automatically renewable). This includes a supply agreement for all wet stock. The Profit Partnership Plus tenancy agreement offers highly discounted Free Trade Cash and Carry Pricing.

For the duration of the term of the agreement and subsequent agreements if renewed, there are no rent reviews.

Taking on the Pub				
Projected Annual Turnover: £146,625.83 exc. VAT (drinks only)		Estimated Wet/Dry Splits: 98% Wet 2% Dry		
Full Investment Breakdown				
Rent: £17,000 (prior to kitchen investment)		Working Capital in Reserve: £5,000		
Rateable Value: £5,900		Additional Services Annual Cellar Cooling £1.25 per week		
Profit Partnership Investment: £6,449.70 <i>(Returnable deposit subject to Terms & Conditions)</i>		AIG Business Insurance (Optional) From £12.30 per week		
Valuation Fees: Approx. £400		Plumbing Services (Optional) £2.88 per boiler/ per week		
Stock & Glassware: Approx. £3,000		Health & Safety Support Services (Optional) £4.04 per week		
Total Ingoing Investment: £9,849.70 Plus Working Capital In Reserve		Gas Catering Equipment (Optional) £45.00 per appliance		
Power Solutions Utilities (Optional)				
Trade				
Years	Composite Volume (Brls) Including Minerals	Beer/Cider/Alcopops (Brls)	Wines (Gals)	Spirits (Gals)
2018/19	157	134	77	17
2017/18	160	133	90	19
2016/17	181	150	87	14

Energy Performance



The Recruitment Process

You can apply for this vacancy via the website or contact Anne on 01754 882011.

The recruitment process involves several stages. Initially you are advised to read our 'Eyes Wide Open' policy manual. We also abide by the Pub Sector Tenanted Code of Practice, which is legally binding.