



The Woolpack Pub & Kitchen

39 High Street
Wainfleet All Saints
Skegness
PE24 4BJ



- ***Popular market place flagship pub, 400 yards from Batemans Brewery.***
- ***7 well-furnished en suite letting rooms***
- ***Large function room***
- ***Fully equipped commercial kitchen***
- ***Substantial refurbishment completed in 2015***

The Woolpack Pub & Kitchen is located on the market place in the centre of Wainfleet, just a short distance from Bateman's Brewery. The pub dates back to the 18th century and is mid terrace, with a small car park to the rear and ample parking in the market place opposite. An external redecoration has recently been completed. There is a small beer patio with decking to the rear. Internally the pub is divided into 4 trading areas; a public bar with pool table, a lounge bar, a dining room and a function room. To the first floor there are 7 letting rooms, all with upgraded en suite facilities and flat screen TVs.



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 2 double bedrooms, a kitchen, a family bathroom, a lounge and a secure office. There is LPG central heating throughout and the private quarters are in very good decorative condition.

Licence details

Alcohol Sales

Monday – Sunday
09:00 to 01:00

Live & Recorded Music

Friday and Saturday
19:00 to midnight

Details of facilities in the neighbourhood

The town of Wainfleet is the home of Batemans Brewery which is complemented by its own a camping site and Visitors Centre, a short walk away from the Woolpack. The popular resort of Skegness is 5 miles away. There is a Primary school in the town, with older children attending local secondary schools in Skegness and surrounding areas. There is a regular bus service to Skegness stopping in the market place, and trains from Wainfleet run to Skegness, Boston, Nottingham and Grantham. Popular local tourist attractions include the Lincolnshire Wildlife Park and Gibraltar Point Nature reserve.



Brief description of the present trading environment

The public bar is home to pool and darts teams, and is also used for pub games and sports viewing. The front lounge has 20 covers while the dining area has a further 26 covers. The function room could be used for business meetings or celebratory events, and seats 40 people for Sunday lunches. All areas are in very good decorative order. There is a fully equipped catering kitchen with preparation area and storage room, and chilled beer cellar serving 4 x hand pulled ales. The rear entrance leads onto a car park for 6 vehicles and also a decked patio area. On the first floor there are 7 superior quality letting rooms (3 double, 3 twin and 1 single), with upgraded en suite bathrooms and flat screen TVs, attracting tourists and business travellers alike.



Experience and qualities to be demonstrated by the successful applicant

- Experienced in letting accommodation
- Keen to serve the local community
- Passionate about cask conditioned beer
- Driven to achieve the very highest retail standards in Batemans' flagship pub



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.

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Taking on the Pub				
Projected Annual Turnover: £355,050.32 exc. VAT		Estimated Wet/Dry/Accommodation Splits: 63% Wet 23% Dry 14 % Accommodation		
Full Investment Breakdown				
Rent: £29,000 Rateable Value: £14,750 Profit Partnership Investment: £17,700 <i>(Returnable deposit subject to Terms & Conditions)</i> Valuation Fees: Approx. £500 Stock & Glassware: Approx. £5,000 Total Ingoing Investment: £23,200 Plus Working Capital In Reserve		Working Capital in Reserve: £5,000 Additional Services Annual Cellar Cooling £1.25 per week AIG Business Insurance (Optional) From £12.30 per week Plumbing Services (Optional) £2.88 per boiler/ per week Health & Safety Support Services (Optional) £4.04 per week 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)
2017/18	203	129	230	52
2016/17	255	168	299	57
2015/16	255	168	335	49

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.