

BLACK BULL

10 Rectory Rd, Ruskington, Sleaford NG34 9AB



PROFIT PARTNERSHIP PLUS AGREEMENT

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(£9,600 to take over this business)

The Black Bull is an attractive, road side, mock Tudor fronted pub, located just off the centre of the picturesque, affluent and expanding village of Ruskington, 4 miles north of Sleaford and 17 miles south of Lincoln. It is a two storey brick built pub with a small car park and patio to the rear. Internally there are three separate, newly refurbished trading areas, including a lounge with a real fire, bar and pool area, plus a well equipped catering kitchen which has recently been extended.

It is a great community pub offering great potential and quality of life to the operators.

- Well located in desirable thriving village, with great schools and facilities
- Great community pub
- Refurbished in 2021
- Fully equipped catering kitchen
- Small car park and beer patio with covered area and outside bar to rear
- Substantial 4 bedroom licensee's accommodation
- Exempt from Business Rates
- No rent reviews
- Up to £2,000 per year contribution towards utility costs
- £1,000 per year contribution towards family holiday
- 2 days off per week
- Batemans Free Trade Cash and Carry pricing
- Business Support & £800 worth of free training

BUSINESS DESCRIPTION

You should expect the business to generate a profit circa £30,000, but this is completely dependent upon how the business is operated. You would also have family accommodation on site.

A lovely, traditional community pub, in the family orientated, large village of Ruskington. Attracts 'locals' and visitors to the area, including those from local RAF bases. It is divided into three trading areas; the atmospheric main bar, with feature leaded windows and seating for c.36 customers, a pool table and a dart board, for which there are active sports teams, a cosy lounge bar which seats c.20 people and has a welcoming open fireplace with multi-fuel burner, and was redecorated in 2021, and a meeting room/restaurant with 20 covers next to the well kitted out catering kitchen. The pub has a reputation for serving top quality beers, particularly real ales and there is usually a minimum of three hand pulled beers available, along with a good range of lagers, ciders, wines and spirits. The ladies, gents and disabled toilets are quality, having been upgraded recently. There is a small car park plus ample parking locally and a secure beer patio with an outside bar and covered area.

RUSKINGTON

An expanding, family orientated village of nearly 6,000 residents with easy commuter links to Sleaford, Grantham, Stamford, Lincoln, Newark and Nottingham. The pub is located near the main crossroads and the centre of the village, close to the main street and Coop store. There are two primary schools and a secondary school, as well as a doctor's surgery, fire station, two other pubs and a number of local shops. There are various leisure activities, and golf courses in the area and Sleaford Rugby Club is just down the road. The main large employer in Ruskington is Pilgrim's Pride, the food producer whose large factory and offices are on the edge of the village.

LIVING ACCOMMODATION

The spacious domestic accommodation, ideal for a family, comprises 2 large double bedrooms, 2 single rooms, a bathroom with a shower over the bath and a separate WC, a lounge (with open fire) and a fitted kitchen. There is gas central heating throughout.

We would be happy to refurbish, and redecorate to the new Business Owner's taste.

Desirable Qualities to Run this Business

- Character and Personality!
- Enthusiasm!
- A great 'mine host'
- Keen to develop the food offer
- Basic marketing and sales development skills
- Eager to become involved with the community
- Ability to organise and run teams and activities
- Passionate about promoting beer

RENT - £385 per week

One of the great benefits of working with Batemans, is that we don't have rent reviews and haven't for the past 10 years or so. We believe that Business Owners should have the incentive to build their businesses, without the potential for being 'penalised' with rent reviews.

Our rents are based upon the trade and affordability a reasonable Business Operator should achieve and are fair and transparent. They usually vary between about 8% and 9% of turnover which is low for pubs.

And this isn't compensated for by extortionate prices for the products you buy from us. We charge our Business Owners, Batemans Free Trade Cash and Carry prices.

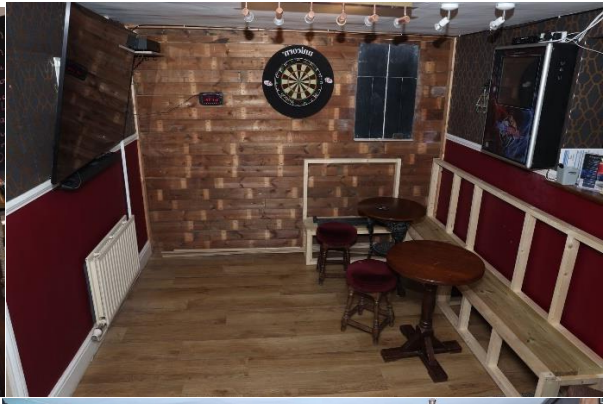
The rent not only covers the business but also the private living accommodation.

WILL I NEED FINANCE?

It is very low cost to purchase this business, most of which is returned to you when you eventually decide to leave, although you may wish to be there indefinitely and even pass the business on to your children.

The cost of taking on the business is £9,600 plus you will need to buy the stock and have some working capital. However, there is no need to purchase the Fixtures and Fittings.

GALLERY



Next Steps

Just pick up the phone and give us a call. We can have a chat and give you as much information and reassurance as you require. **Call 01754 882011**