



The Game Bird

183 Holme Church Lane, Beverley, East Yorkshire. HU17 0QL

£8,500



REDUCED RISK BUSINESS PURCHASE AGREEMENT

Purchase the business at the prestigious Game Bird and work with Batemans Brewery

The Game Bird business is available to purchase for £8,500.

- We will pay up to £1,000 a year towards utilities and give reassurances regarding future utility costs
- We will pay for a professional utilities broker and hold 6 monthly review of utility costs
- We will pay up to £1,000 a year towards your annual family holiday
- Business plan allows for 2 days off per week
- Low rent, £250 per week, no rent reviews, massive discounts + incentive discounts
- £800 worth of free training
- Drinks supply agreement, big discounts
- Free to buy spirits from other suppliers
- Business Owner takes 100% of fruit machine profit
- All structural repairs the responsibility of the brewery
- Fixture and Fittings repairs the responsibility of the Business Owner
- Full support from renowned 4th generation family brewery

You buy the business in order that you have the opportunity to sell the business on at a profit.

Description of the Property and Business

- Substantial detached pub in popular tourist location, close to Beverley Minster and town centre
- 5 very high quality ensuite letting rooms with flat screen TVs, walk in showers, USB charger sockets etc
- Car park and beer patio
- Large fully equipped commercial kitchen
- Public bar with feature log burner, and restaurant/function room
- Large beer cellar and 2 hand pulls
- Publican's family accommodation with 2 double bedrooms, lounge with kitchen and a bathroom
- All in good decorative order

The Game Bird is located in a residential area on the eastern side of the famous East Riding market town of Beverley, famous for its gothic Minster and popular racecourse. There is massive demand for quality hotel/pub accommodation. The main tourist attractions and shopping areas are a 10 minute walk from the Game Bird. This imposing detached property has a front beer patio with shrubs and tables, 3 trading areas, a new fully equipped trade kitchen, 5 high specification letting rooms and a car park for 14 vehicles. There is a public bar with live sports TV and traditional pub games, a lounge area with log burner and a restaurant with 30 covers which can also be used as a function room.

Pub Facilities

- Top Quality Letting Accommodation
- Comfortable Public Bar
- Restaurant / Lounge / Function Facility
- Log Burner
- Quality Private Accommodation
- Excellent Catering Kitchen
- Beer Garden
- Large Car Park
- Darts
- Sports Teams

Living accommodation

The quality living accommodation which is suitable for families, consists of an open plan living room/kitchen, a separate bathroom and two double bedrooms.

If you have any questions, why not give us a call on 01754 882011 and speak to our Profit Partnership Department.

Licence Details

Alcohol Sales

Monday – Friday
11:00am – 12:00am

Saturday
11:00am – 01:00am

Sunday
12:00noon – 01:00am

Business Opening Hours

This is at the Business Owner's discretion, but it is considered that to optimise the profit opportunity the pub should trade for 5 evenings and 4 lunchtimes, giving the owner a minimum of 2 days a week off.

Live & Recorded Music

Monday – Friday
11:00am – 12:00am

Saturday & Sunday
11:00am – 01:00am

Details of facilities in the neighbourhood

The Game Bird stands in a residential area on the outskirts of the affluent East Riding market town of Beverley, with good road links to the East Coast and York. With over 30,000 residents and an all year round influx of tourists, particularly to visit the Minster and the race course.

Beverley is a prosperous town with a popular market on Saturdays and regular cultural festivals throughout the year. There are several primary schools near to the Game Bird as well as Beverley High school for secondary education.

Brief description of the present trading environment

The Game Bird is a multi-use pub which offers facilities for regular customers including real ales, a full menu, sports viewing and coffee. One of the main attractions is 5 very high quality en-suite letting rooms on the first floor with a reception area on the ground floor.

The fully equipped trade kitchen has a large hatch which is opened to allow customers a view of the area where their food is prepared. All areas are decorated and furnished to a high standard, and there are modern toilets with a separate facility for disabled users. The front beer patio is maintained to a high standard.

The cost of purchasing the pub business is £8,500, plus stock at valuation, valuation fees and working capital.

Experience and qualities to be demonstrated by the successful applicant

- Good marketing and social media skills
- Experience of hotel, B&B or tourist trade
- Catering experience
- Skilled at organising local community events

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Gallery



The recruitment process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011.