



Fighting Cocks

13 Market Place, Corby Glen, Grantham, NG33 4NH



Purchase price - £9,970

Rent - £422 per week

Profit Partnership Plus Agreement

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable) and the purchase price is reimbursed when the business is sold back to Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Free subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

The Pub and its Facilities

This highly traditional village pub is divided into 3 trading areas. There is a split-level lounge with 32 covers, a working open fire and retractable big screen with HD projector. The public bar has a feature open fireplace, exposed stone walls and oak beam ceilings, with 12 more covers. Just off the public bar is a refurbished, comfortable snug with a chesterfield sofa, large armchairs and interesting bric-a-brac. There is a central bar servery with 3 handpumps and a range of lagers, ciders, wines and spirits. The good-sized catering kitchen has a full range of appliances and preparation facilities. Externally there is a small car park for 5 vehicles, with the bulk of the outside space utilised as an external drinking and dining area with 26 covers, where a marquee can be used in cooler weather.

Licence details

Alcohol Sales

09.00 – 00.00 – Sunday to Thursday

09.00 – 01.00 – Friday and Saturday

Live & Recorded Music

20.30 – 00.00 – Monday - Sunday

Opening Hours

Sunday to Thursday 09.00 to 00.30

Friday and Saturday 09.00 to 01.30

The Neighbourhood

Corby Glen is an affluent Lincolnshire village of 1,500 people, 3 miles from the busy town of Bourne and 5 miles from the A1 and the Intercity Trainline which runs from Grantham only 9 miles away. It is a very safe environment ideal for families and commuters. The pub overlooks the mediaeval market square, famous for its annual sheep market. There is a strong active community in this picturesque village of stone-built pantile roofed houses.

The village boasts a quality primary and secondary school, and the services include a Co-op, the doctors' surgery, and a fire station.

Living accommodation

The domestic area comprises 3 large double bedrooms, a bathroom with a WC and a power shower over the bath, a fitted kitchen with wood floor and a spacious living room. There is oil fired central heating throughout and the private quarters are in good decorative order with the carpets being replaced throughout in 2022.

Qualities which will make this pub thrive

Being a great community operator with the skills to attract locals, teams and integrate well into village life. You will also need to be able to drive business through excellent standards and service and be keen to drive business opportunities in both food and drink. Experience in the licensed trade, especially with cask ales, is preferred but not essential.

The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

Gallery

