



Willoughby Arms

Church Lane Willoughby Alford Lincolnshire, LN13 9SU



Purchase Price - £8,000

Rent - £220 per week

Reduced Risk Business Purchase Agreement

The Willoughby Arms business is available to purchase for £8,000

- 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, £220 per week, no rent reviews, massive discounts + incentive discounts
- £800 worth of free training
- Drinks supply agreement
- 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 are 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.

The Pub and its Facilities

This pub is the hub of the community and is very well supported by locals, with an excellent food offering. The Willoughby Arms has an approximate 60/40 wet/dry split in trade and food sales are driven by its excellent reputation, making it a destination for diners in the area. The pub is in good decorative order throughout and internally there is a single bar with a lounge area boasting an open fire, a separate dining room with approximately 24 covers, and a games room to the rear. There is a well-equipped catering kitchen, and to the front and rear, the pub benefits from outside drinking areas, the rear one being securely fenced off from the car park (c.10 spaces).

Licence details

Alcohol Sales

Monday – Sunday 09:00 – 02:00

Live Music

Friday – Sunday 20:00 – 23:30

Opening Hours

Monday – Sunday 09:00 – 03:00

The Neighbourhood

Willoughby is a quintessential English village of 250 households, with its own manor house, on the edge of the Lincolnshire Wolds. It is 3 miles from the market town of Alford and 10 miles from the busy tourist resort of Skegness. Both have excellent grammar schools and primary schools and there is a primary school in the village. There are also many leisure facilities including golf courses, sports, museums, shopping. A daily bus service runs through the village. Willoughby is famous for being the birth place of John Smith (no not that one!) the explorer, closely connected to the Native American girl Pocahontas.....There are many things to explore in the area!

Living Accommodation

Above the pub there is spacious domestic accommodation comprising of 3 double bedrooms, a large lounge area, with a separate kitchen and bathroom, in good decorative order throughout.

Qualities which will make this pub thrive

The ideal tenant will understand and be able to identify new night time opportunities as well as develop the daytime offer. Good attention to service and standards will be essential, as well as experience in delivering a quality food offer. The successful applicant should also have good marketing skills to be able to attract wider local business too.

The Purchase Process

You can apply to purchase this business 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

