

RIFLEMAN NANTWICH

THE BARONY, 68 JAMES HALL STREET, NANTWICH, CHESHIRE, CW5 5QE

STAR
VACANCY

NEW

< 1 of 7 >





FACILITIES



 **BEER GARDEN**

 **DOGS WELCOME**

 **FAMILY FRIENDLY**

 **GREAT CASK ALES**

 **LIVE SPORT**

 **PARKING**

 **WI-FI**

AREA OVERVIEW

Nantwich is a market town set in the heart of Cheshire. It is located at the centre of road, rail and canal networks and is approx. eight miles from the M6 motorway with Shropshire to the South and Wales to the West. The pub is located just off The Barony close to Nantwich town centre.

PRIVATE ACCOMMODATION

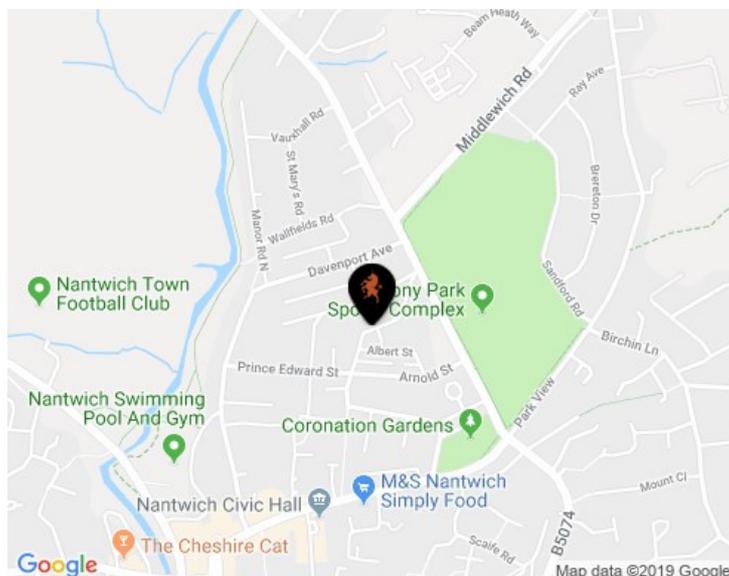
There are three good sized bedrooms, an office, large lounge, kitchen and bathroom. The domestics are deceptively large and in good condition.

PROPERTY ADDRESS

THE BARONY
68 JAMES HALL STREET
Nantwich
Cheshire
CW5 5QE

WEBSITE

[Rifleman](#)



**INTERESTED?
CONTACT HELENA**

0161 612 4112

recruitment@frederic-robinson.co.uk

OVERVIEW

The Rifleman is a true community local pub and something of a hidden gem, tucked away amongst housing just off the Barony Road, close to Nantwich Town Centre. The pub has been refurbished giving it a warm and contemporary feel. The Rifleman benefits from a cosy open fireplace in the lounge area, as well as a sizeable grassed beer garden and patio, and good size car park to the front of the pub. Many of the regulars are drawn from the streets around the Rifleman and partake in traditional pub games with something on nearly every night of the week. Live sport is also shown at the pub and it is the venue for many local groups and societies. Robinsons are seeking an experienced community pub licensee who can continue to drive the trade at this popular 'all-year-round' pub and integrate themselves into the heart of the community.

TRADING ACCOMMODATION

As the Rifleman has recently benefited from a recent refurbishment the decor and furnishings are in good condition. Inside, the one bar servery is accessed from three main areas within the pub. At the front there are two rooms, one with an inviting open fire and the other with a pool table. There is also a larger lounge where regulars can enjoy watching sport, darts and occasional entertainment. Outside the pub benefits from a good sized car park which can accommodate around 12 cars, and a generous grassed beer garden and patio area.

FINANCIALS

Rent: £18,000 per annum

Potential FMT turnover: £214,616



ACCOMMODATION

£N/A



BEVERAGES

£213,116



FOOD

£N/A

BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	175
Current MAT Barrelage	145
Last Year's MAT Barrelage	162
2 Years Ago MAT Barrelage	145
3 Years Ago MAT Barrelage	135

Discounts excl VAT

This rent assessment includes a discount of £65 per barrel on Robinsons beers and up to £75 on other beers and ciders.

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

4 Week's Rent	£1,384
Trading Deposit	£5,000
Professional Fees	£1,800
Stock & Glassware	£5,000
Sub Total	£13,184
Fixtures & Fittings	TBC

DISCLAIMER

FMT barrelage: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator" and is not therefore a guarantee of volume or consequential sales or profit.

Similarly Historic performance, whilst a significant factor to consider, is not a guarantee of future performance of a pub and you should bear this in mind in your assessment of trading potential.

