

RED COW NANTWICH

51 BEAM STREET, NANTWICH, CHESHIRE, CW5 5NF

STAR
VACANCY

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FACILITIES



 ACCOMMODATION

 BEER GARDEN

 CASK MARQUE

 DOGS WELCOME

 FAMILY FRIENDLY

 FOOD

 FUNCTION ROOM

 GREAT CASK ALES

 PARKING

 WI-FI

AREA OVERVIEW

Located close to the town centre in the affluent Cheshire town of Nantwich, with bijoux boutiques, antiques dealers and contemporary craft shops. Nantwich has one of the largest collections of historic buildings in the county, second only to Chester and is roughly eight miles from the M6 motorway, 5 miles from Crewe and 5.5 miles from Wrenbury.

PRIVATE ACCOMMODATION

TBC

PROPERTY ADDRESS

51 BEAM STREET
Nantwich
Cheshire
CW5 5NF

WEBSITE

[Red Cow](#)



INTERESTED?
CONTACT OLIVIA

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OVERVIEW

The Red Cow is an attractive, 15th Century pub situated close to the town centre of Nantwich, and has great potential with its assortment of revenue streams. Externally, the pub has a charming black and white Tudor frontage which is reflected internally with low beamed ceilings, wood burning stoves and exposed Cheshire brick helping to create a cosy intimate feel. This traditional inn which has a great reputation and benefits from 4 quality en-suite rooms, a function room, car park and large beer garden which is Nantwich's best kept secret. Robinsons are looking for an experienced food and letting room operator who can retain the popularity of this pub and build upon the food offering and current trade.

TRADING ACCOMMODATION

The Red Cow is split over two different buildings between the pub on the right and letting rooms to the left. Inside is largely open plan but with distinct drinking areas, a separate restaurant which exudes an Olde Worlde feel with low beams, carpets and a welcoming fireplace. The pub also boasts of 4 comfortable en-suite rooms and function room, along with a car park through the brick archway, which is convenient for any residents staying or using the first floor function room. The Red Cow also has a sizable well maintained beer garden and heated, undercover smoking area.

FINANCIALS

Rent: **£31,079** per annum

Potential FMT turnover: **£458,437**



ACCOMMODATION

£59,313



BEVERAGES

£217,124



FOOD

£182,000

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	156
Current MAT Barrelage	152
Last Year's MAT Barrelage	153
2 Years Ago MAT Barrelage	147
3 Years Ago MAT Barrelage	152

Discounts excl VAT

This rent assessment includes a discount of £65 per barrel on Robinsons beers and up to £25 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	£2,391
Trading Deposit	£10,000
Professional Fees	£1,800
Stock & Glassware	£4,000
Sub Total	£14,191
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.