



The Stag & Pheasant Inn

27 Main Street, Newton, Rugby, Warwickshire, CV23 0DY

Freehold £375,000

- Character, thatched, Grade II listed traditional village pub
- Sought-after residential village
- Presented in excellent order throughout
- Currently offering wet sales only
- Scope to introduce food
- Gross sales approximately £200,000 per annum from limited hours
- Genuine retirement sale

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LOCATION

The Stag & Pheasant Inn is a quintessential English village pub which sits at the centre of Newton, Warwickshire, a sought-after residential village approximately three miles northeast of Rugby town centre. The population is thought to be in the region of 1,500 but ever increasing with further development planned. The village is popular due to its excellent road communication links, being just two miles off junction one of the M6 which links to all the major motorways within the Midlands region: the M1, M45, M69, A5 and A14.

The property enjoys much character having a thatched roof and being of brick construction to the original building, with a more modern brick extension to the rear with pitched roof. Offering a well planned and easy to operate trading area with catering kitchen. It is currently arranged as two separate flats, but with little reorganisation it could be configured to offer one large owner's accommodation. It benefits from a large car park and private trade gardens.

The Stag & Pheasant Inn has been operated by the current owners since 2020 when the building underwent a thorough refurbishment and redecoration programme prior to opening. The property is presented in very good condition and will require minimal major maintenance for many years to come. Currently offering wet sales only on limited trading hours, but there is scope to introduce a food offering.

TRADE AREAS

Front entrance to open plan LOUNGE BAR having considerable character with heavily beamed ceiling. Carpeted and part parquet wood floor. Brick chimney. Central wood panel fronted BAR COUNTER with wooden back bar fitting. A mixture of pub style tables and chairs for 50, with room for more standing.

CATERING KITCHEN with a stainless steel extraction hood. Partially stainless steel clad walls, nonslip floor, and a selection of commercial catering effects and equipment. STILL ROOM/FRIDGE STORE. Small OFFICE.

LADIES' and GENTLEMEN'S TOILETS.

On-level CELLAR.

PRIVATE ACCOMMODATION

On the ground floor is a DOUBLE BEDROOM, KITCHENETTE and BATHROOM. On the first floor is a WC, store cupboard, BATHROOM, KITCHENETTE, one large DOUBLE BEDROOM and a LOUNGE.

The private accommodation is currently arranged to offer a one bedroom flat at first floor and a studio flat at ground floor. It could also be configured to provide a ground floor lounge and kitchen, with three large bedrooms on the first floor.

EXTERNAL

Lawned TRADE GARDEN with seating for up to 20. Smoking solution. PRIVATE GARDEN. Lined tarmac CAR PARK with space for approximately 18 vehicles.

THE BUSINESS

After opening the business in 2020, it successfully traded as a village pub with food for a number of years. In 2023 the decision was made to stop serving food and it has since operated with wet sales only. Despite the lack of food, it still achieves sales in the region of £200,000 per annum, working on a gross profit of some 56%. The sales are achieved on limited trading between the following hours:

Monday to Thursday: 16:00 -23:00

Friday and Saturday: 12:00 – 23:00

Sunday: 12:00 – 20:00

The pub enjoys an excellent local trade from a cross section of the village and supports two bar skittles team.



TENURE & PRICE

FREEHOLD £375,000 for the freehold premises to include the trade furniture, fixtures, fittings, effects and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale by retail of alcohol:

Sunday to Thursday: 11:00—00:00

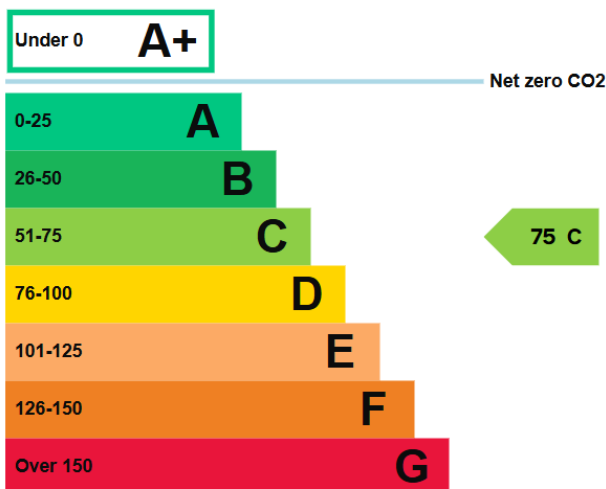
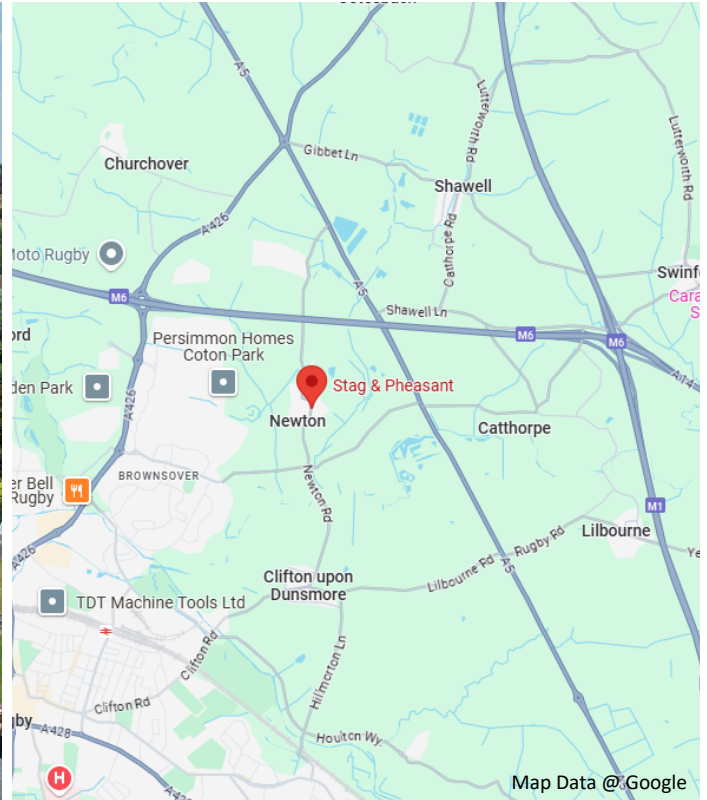
Friday to Saturday 11:00—01:00

SERVICES

All mains services are connected. The property benefits from gas fired central heating.

Local Authority: Rugby Borough Council.

Rateable Value: £5,000 as of 01 April 2023.



BUSINESS MORTGAGES

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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