



The Stag & Pheasant

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

Tenure: Freehold

Price: £375,000

Ref: 95551

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- 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 offering
- Gross sales approx. £200,000 pa

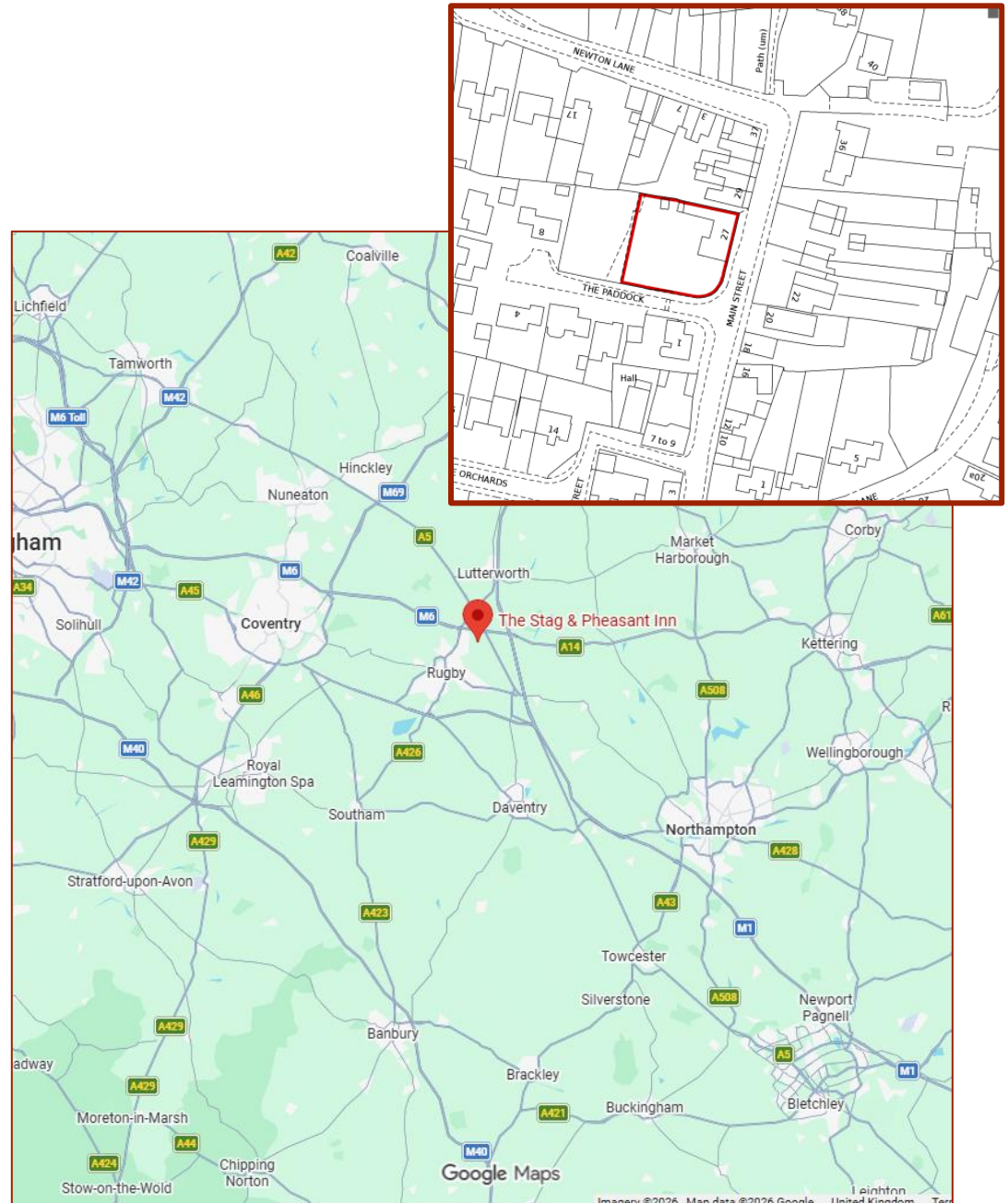
Location

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

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 owners' 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.

Owners' 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 tarmacadam 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 58%. 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 to include goodwill, fixtures and fittings. 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.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 11:00 – 00:00

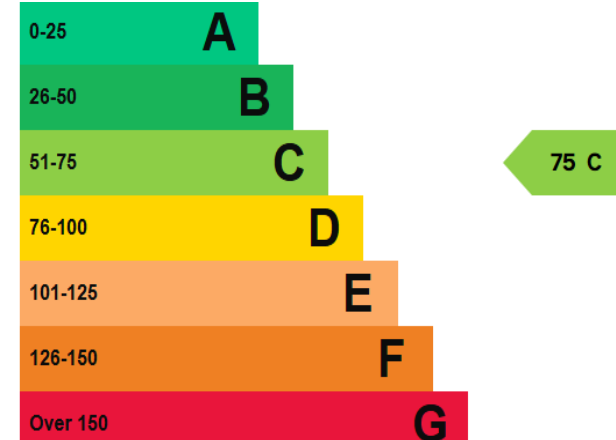
Friday to Saturday: 11:00 – 01:00

Services

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

Rateable Value: £9,700 as of 1 April 2026

Local Authority: Rugby Borough Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.