



The Huntsman Carvery

20 The Square, Dunchurch, Rugby, Warwickshire, CV22 6NU

Tenure: Leasehold

Price: £75,000

Ref: 93483

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Busy central location in sought after village
- Well-established business in current owners' hands over 30 years
- Character two section trading area (96)
- Comprehensive catering kitchen and ancillary areas
- Excellent level of trade on very limited hours
- Lock-up

Location

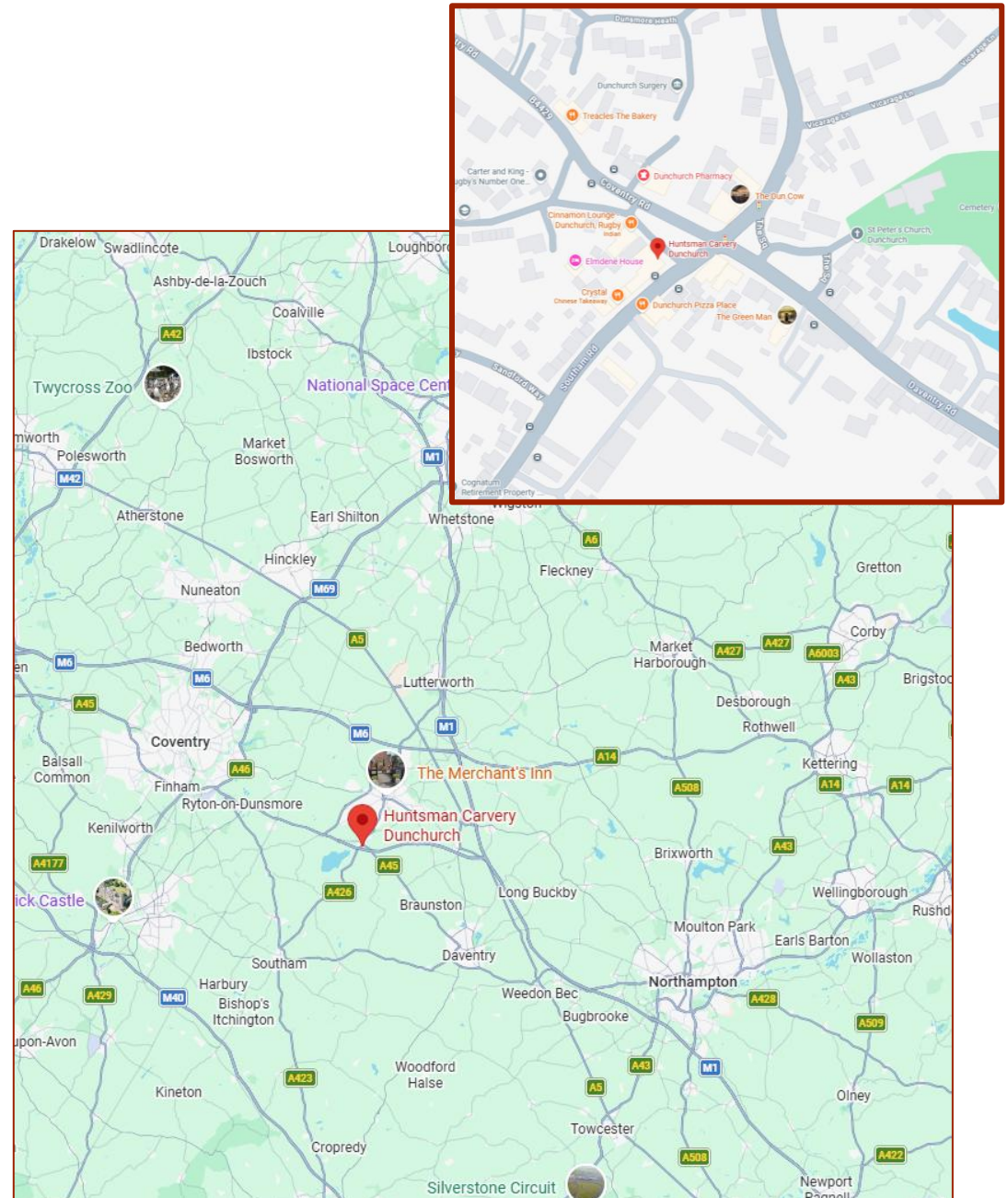
The historic village of Dunchurch is located on the southwest outskirts of Rugby, being only 2.5 miles from the town centre. It is a sought-after residential location with many historical buildings dating from the 15th century, which has led to the village centre being designated as a conservation area.

The village was located at an essential crossroads on the coaching network and sat at the crossroads between the routes from London to Birmingham and Oxford to Leicester, which ensured its importance for many centuries at staging post. At one point, it is reported there were 27 coaching inns in the village, many of which have been used by a number of notable people.

The Hunstman Carvery is located at the centre of the village on the main crossroads and square and is a property of considerable character.

The Property

It offers a ground floor trading area with ancillary areas above which could be developed into private accommodation but would require much investment prior to habitation.



Trade Areas

Front entrance into RECEPTION BAR with stripped wood effect floor and panel fronted bar counter. Seating for eight. Two section RESTAURANT to front and rear of the property having similar decoration throughout. Heavily beamed ceiling, wood panel walls, and carpeted floor. Coaching inn booth style red velvet bench seating with matching upholstered tables and chairs for 95 customers.

LADIES', GENTLEMEN'S and ACCESSIBLE TOILETS.

CATERING KITCHEN in three sections: two cooking areas and PREPARATION AREA. Two WALK-IN CHILLERS.

Outside VEGETABLE PREPERATION AREA.

BASEMENT CELLAR. Access behind servery to a still area with tea and coffee making facilities.

First Floor
BATHROOM.

THREE ROOMS all used for storage.



The Business

The business has been operated by the current owner for a period in excess of 30 years, during which time it has proved very successful. It operates on very limited hours being Saturday evening from 18:00 and Sunday, during which it can accommodate 250 covers in four separate sittings: 12:00, 14:30, 17:00 and 19:00. It also enjoys success with its takeaways, which can vary in number but are always popular, especially on a Sunday.

The current carvery menu is £36.95 for three courses on a Sunday and £29.95 on a Saturday. Please note that all customers have to purchase the three course set menu.

Despite only trading 1.5 days a week, the business is still proving to be very popular and exceptionally busy. For the financial year ending April 2024, the business achieved gross sales of £480,000. We understand it produced an adjusted net profit in the region of £65,000 after adding back owners' wages.

Tenure & Price

LEASEHOLD £75,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The premises are to be offered on a new 10 year lease from a private Landlord on a full repairing and insuring agreement. Rent is £30,000 per annum exclusive of VAT, paid monthly in advance. The lease will fall within the Landlord and Tenant Act 1954 sections 24 to 28.

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

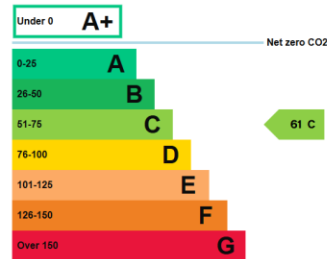
Licences

A Premises Licence is held.

Services

All main services are connected. Air conditioning fitted throughout the restaurant for cooling and heating.

Local Authority: Rugby Borough Council.





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