



Cherington Arms

Cherington, Warwickshire, CV36 5HS



The Cherington Arms would ideally suit tenants who can produce an offering both in terms of food and drink which sets it apart from its competitors. The local population is primarily ABC, income groups and there is a high level of owner occupation in the area.

Private Accommodation:

Comprising of lounge, bathroom and three bedrooms.

Utilities:

Gas Fired central heating (LPG no mains gas), mains water and drainage.

Letting details:

Agreement:

3 Year Tenancy

Deposit:

£5,000

Rent:

£20,000

Fixtures and Fittings:

£12,000

Free of Tie on wines and spirits

No RPI rent clause in agreement

Rateable Value: £10,250

Council Tax Band: B

Overview

The Cherington Arms is located in the village of Cherington in South Warwickshire in an area of outstanding natural beauty. The village is approximately 4 miles from the market town of Shipston-on-Stour, 12 miles from Banbury and 15 miles from Stratford upon Avon. The pub itself is the only pub in the village.

Trading Areas

The Cherington Arms benefits from 2 distinct trading areas, a traditional village bar at the front and a restaurant area to the rear with approximately 45 covers.

The property also has a fully equipped trade kitchen and other internal storage rooms.

Externally the pub has a large car park area on the opposite side of the road for approximately 30 cars. The pub also benefits from a large garden leading down to the banks of the River Stour.

Sales History Barrels

2009 - 2010 (October to September)

Own - Draught	45
Foreign - Draught	18
Foreign - Lager	5
Cider	8
Total	76

2010 - 2011 (October to September)

Own - Draught	41
Foreign - Draught	19
Foreign - Lager	27
Cider	7
Total	94

2011 - 2012 (October to July)

Own - Draught	32
Foreign - Draught	16
Foreign - Lager	63
Cider	6
Total	117

Licensed for:

Films
Indoor Sporting Events
Live Music
Recorded Music
Performances of Dance

Opening Hours:

Sunday to Thursday:	10.00 - 24.00
Fridays and Saturdays:	10.00 - 01.00



HOOK NORTON
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Interested?

For further information and to apply,
please telephone Chrissie Frenchum on

01608 738042

or email recruitment@hooky.co.uk

Once you have viewed the property
and identified that it's right for you, the
next step is to complete an application
form. This can be done online at

www.hooky.co.uk