



# The Black Horse Community Pub



**THE BLACK HORSE  
GRIMSTON  
MELTON MOWBRAY  
LEICESTERSHIRE  
LE14 3BZ**

**TO LET**

**RENT : £12,000 PER ANNUM**

First year 3 months rent-free period  
New lease with no ingoing

- Village pub owned by community group
- Picturesque Leicestershire village location
- Applications invited from prospective tenants
- Characterful internal trade areas, good sized catering kitchen, rear patio and beer garden
- Spacious 4-bedroom living accommodation

## OVERVIEW

The Black Horse is a free of tie community-owned pub, recently acquired by The Black Horse Community Group Limited. It has been in our community since the early 1700s.

We are seeking our first tenant to reopen the pub after it closed in January 2020. The community group, supported by a UK Government grant, is currently carrying out repairs, renovations and repainting to enable the pub to reopen later in 2023.

The Black Horse is an Asset of Community Value and is important for both locals and visitors alike having supported our rural community, who have a passion for country sports, for many years.

The community group is seeking a community-minded, self-motivated, enthusiastic, experienced and capable tenant (either a couple or individual) who is willing to work with the local community to run the business as a traditional country pub serving food.

The tenant will need good business and people skills, be customer focused and an excellent communicator. You will have a good level of experience in the hospitality sector, be co-operative and a team player as there will be close liaison between the tenant and community group management committee. We want to be supportive to ensure your success.

## LOCATION

The Black Horse is centrally located in the picturesque Leicestershire village of Grimston, situated on the edge of the sought-after Vale of Belvoir. It is the only pub in the rural three-village parish of Grimston, Saxelbye & Shoby.

The village is located 5.5 miles north-west of Melton Mowbray and 15 miles north-east of Leicester. It is 3.5 miles east of the A46 which links Leicester with Newark and Lincoln. The nearest train station can be found in Melton

Mowbray and there is a local bus service with a bus stop in front of the pub.

There are a number of local equestrian-focused venues, a Dog's Trust centre, and fishing lakes. There are lovely walks in the area and the Midshires Way (a 230-mile long-distance footpath and bridleway) passes through the village.

Local B&Bs, glamping pods, log cabins and fishing lodges provide a target audience for the pub and in the past the Black Horse has hosted classic car groups, hunt meets and local farmer shoot lunches.

## ACCOMMODATION

### Ground Floor

Entrance Hall leading to Bar with seating for 14, bar servery with 2 double drinks fridges, glass washer and access to Basement Cellar

Top Room with seating for 24; Lower Room with seating for 26 and dartboard area.

Ladies and Gents toilets, with current improvements to provide disabled toilet and access.

Catering kitchen with tiled flooring; 2 six burner gas hob and ovens, extractor canopy, 2 double deep fat fryers, grill, upright fridge and freezer, dish washer, stainless steel 2 bowl sink with drainer. Off kitchen pantry area with external door to rear trade patio.

Additional ground floor mini cellar accessed from outside.

Externally is a rear patio and enclosed garden with petanque pitch; publican parking for up to 4 cars; outside storeroom; detached brick garage.

Internal stairs from bar area leads to first floor living accommodation comprising 3 double bedrooms (one with ensuite shower); single bedroom/office; family bathroom with walk-in shower; open plan lounge/kitchen/dining space with Juliette balcony.

## **SERVICES**

Mains gas, electricity, water and sewers are connected. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

## **TENANCY**

The initial rent is £12,000 per annum with a £5,000 security deposit. In the first year, there will be a rent-free period for the first three months (hence £9,000 rent for the first year).

5-year tenancy with rent review after 3 years.

Applications are invited for the tenancy. Interested parties will be sent an information pack which will include application and business plan forms for completion.

## **FIXTURES AND FITTINGS**

Included in the tenancy will be an inventory of trade fixtures, fittings, equipment and furnishings to be maintained and rented by the tenant for £30 per week.

## **THE BUSINESS**

In the years leading up to 2017, The Black Horse had developed into a destination pub with a food:drink ratio of 60:40. However, the experience of other community-owned pubs in the region are that with community members enthusiastic to support the pub and meet and socialise, the food:drink ratio may be closer to 50:50 in the future.

## **RATES**

Public House and Premises Rateable Value is £16,500 from 1 April 2023, but the community group are challenging this.

Flat Council Tax: Band A

## **ENERGY PERFORMANCE CERTIFICATE**

This property's current energy rating is C. A copy of the EPC will be provided in the information pack.

## **VAT**

All reference to price, premium or rent are deemed to be exclusive of VAT. The property has been opted for tax and therefore VAT will be payable on the rent and other charges.

## **FURTHER DETAILS and VIEWING**

Please contact us at [info@blackhorsecommunitygroup.com](mailto:info@blackhorsecommunitygroup.com) for further details and to make an appointment to view the pub.