THE BLUE BOAR INN

Watling St, Mancetter, Atherstone, CV9 1NE

FREEHOLD: £700,000 | REF: 5854422

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KEY HIGHLIGHTS

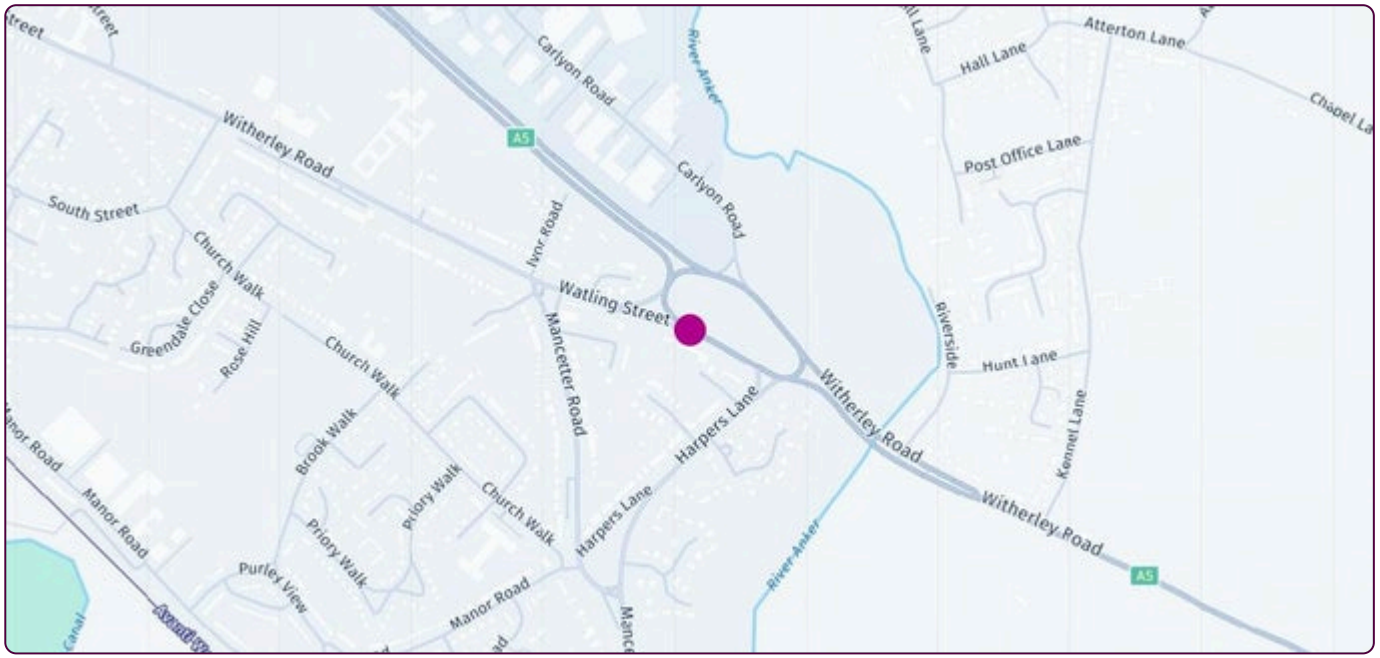
- Prominent Road Side Pub (A5) with Rooms
- Excellent Local Catchment to nearby towns
- 6 En-suite Letting Rooms
- Large Car Park & Beer Garden
- Turnover £659,293.73 Jan 26
- EPC Rating B

LOCATION

The Blue Boar Inn is located in the attractive village of Mancetter, near Atherstone, North Warwickshire. The property sits on the main arterial route (A5) linking Atherstone (1 mile), Nuneaton (6 miles) and Hinckley (8 miles).

There is currently significant development of new homes under construction within the area, providing a greater local catchment, whilst the M42 and M69 are easily accessible.

Nearby attractions include Twycross Zoo (7 miles), Drayton Manor Theme Park (9 miles) and the NEC (15 miles).



DESCRIPTION

The Blue Boar Inn is a well-known and long-established family run pub and restaurant. The pub has been in the current ownership since the 90's, and has been developed over time to add a 100 cover restaurant to the rear of the pub and lettings rooms upstairs.

The layout allows for specific dining and drinking areas, functions and events as part of a wide ranging offering.

INTERNAL DETAILS

The pub offers a flexible layout with varied trading areas. The original pub contains three rooms with a Bar (30 covers), Lounge (25 covers) and small restaurant (30 covers). The rear of the building was extended to create a 100 cover restaurant with its own bar servery.

The original central core of the pub contains a modern fitted kitchen bar servery and access to the cellar and letting rooms.

THE OPPORTUNITY

The owners are selling due to retirement so there is significant opportunity to re-invent the business and create a new offering.

Food operators can utilise the four rooms to maximise internal covers and increase trading hours.

There is significant scope to increase both wet and dry sales, run events and utilise the letting rooms to the full potential.

GROUND FLOOR

The ground floor has 4 trading areas, totalling around 175 covers.
Restaurant - c. 100 covers plus bar servery
Small restaurant - c. 25 covers
Lounge - c. 25 covers with bar servery
Bar - c. 25 covers with bar servery

Modern commercial kitchen and various customer WCs to cater for all the trading areas completes the ground floor

FIXTURES & FITTINGS

Fixtures and fittings are included in the sale.

LETTING ACCOMMODATION

The pub offers 6 en-suite letting rooms.

OTHER FLOORS

Basement - The basement contains the original beer cellar, various store rooms and an office.
First Floor - The first floor contains 6 en-suite letting rooms.

BUSINESS RATES

Current Rateable Value from April 2023 - £48,250

TRADING HOURS

Bar
Monday – Friday
5pm – 10pm (10:30pm Close)
Saturday & Sunday 12pm – 10pm (10:30pm Close)

Restaurant
Monday – Friday
12pm – 2pm & 5.30pm – 9pm
Saturday
12pm – 9pm
Sunday
12pm – 5pm

EXTERNAL DETAILS

The pub is set on a sizeable half acre plot with a large car park and beer garden. The pub frontage is set on the junction of Mancetter Road and Watling Street, immediately off the main A5 roundabout

TENURE

Freehold

TRADING INFORMATION

Turnover - £659,293.73 (January 2026)

Trade Split
Food - 62.5%
Wet - 30%
Accommodation - 7.5%
Barrelage - 145 Brewers Barrels

Further trade information will be made available to serious applicants.

Basement

Ground Floor

1st Floor

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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