

Unique Hospitality Business Opportunity In Wing, Rutland

A rare and exciting investment opportunity has emerged in the affluent village of Wing in Rutland. The award-winning King's Arms is on the market for the first time in over 20 years.

About The King's Arms, Wing

The King's Arms has been a cornerstone of Wing village life for hundreds of years, and in recent times has become nationally recognised for its friendly hospitality, providing exceptional food, the best local beers and great wines to its customers. It also has 8 well appointed rooms to let, and domestic accommodation on its first floor.

The King's Arms sits in a central village location covering approximately 0.5 acre including plenty of outside summer seating, and a carpark to the rear. It really is the beating heart of the village, and its location and facilities make it an enticing proposition for an investor keen to buy a prestigious business in a prosperous and friendly village.

Property Highlights

- Unique 17thC. pub/restaurant with associated buildings
- Profitable business with a well-established brand
- High profile village location
- Fully equipped kitchen, bar and cellar facilities.
- 8 well-appointed rooms to let
- 2 bedroom staff accommodation
- Well supported by the local community and hosts regular village events
- Strong social media following and great marketing opportunities.
- Caters to both locals and tourists

Tourism and Local Attractions

- **Economic impact** of tourism in Rutland in 2023: **£170.14 million** (up 13.8% on 2022)
- **Visitor numbers** in Rutland in 2023: **1.51 million** (no change from 2022)
- **Employment** supported by tourism in Rutland (full time equivalent): **1,669** (up 6% on 2022)
- The King's Arms rooms are let year round as there are many local attractions that attract local tourism including cycling, hiking and sailing around Rutland Water, Burghley Horse Trials, Rutland Showground events, the annual International Bird Fair, the Nevill Holt Festival, the Wing Hall campsite, Oakham and Uppingham schools, and the Rutland Vineyard, as well as being a stone's throw from the Georgian town of Stamford.

(Source Rutland STEAM report 2012-23)

Additional Opportunities

The King's Arms is well-supported by the local community with regular Friday evening village drinks and village dinners two to three times a year. There are several shoots locally, and they bring opportunities for catering and room lets. Recently the pub's opening hours and food offering have been quite limited, so we believe that there are opportunities to expand the business in these areas, especially with an effective marketing plan in hand.

The previous tenants built a team of kitchen, restaurant and bar staff, and we believe that some of them may well consider returning to the King's Arms to support the next owners.

With its long-standing reputation and prime location, The King's Arms is an exceptional investment opportunity for anyone looking to make a mark in the hospitality industry.

Rutland Successes

There is a range of successful pubs/restaurants in Rutland. The Fox in North Luffenham, The Olive Branch in Clipsham, and The George & Dragon in Seaton are good examples of what can be achieved when a pub/restaurant is well run. We believe that the King's Arms is very well positioned to take its place among the best pubs in Rutland.

About Rutland

Population is 41,381 (2021) with two market towns; Oakham and Uppingham

Rutland has 52 villages and 34 designated conservation areas. It also has 1650 listed buildings and 33 scheduled monuments; 19 Sights of Special Interest (including Rutland Water). Rutland is a relatively affluent area with sustainable and vibrant communities.

(Source: Rutland local government)

Contact Information

Interested parties are encouraged to reach out for more information and to arrange a private viewing of the premises. Contact Ben Freckingham at P&F Commercial (office@pandfcommercial.com, 01664 431330)

This is an unparalleled opportunity to own a piece of local history and realise the full commercial possibilities of The King's Arms.