

Bird

Washington, NE37 2AL

AGREEMENT TYPE

Five Year Agreement

FACILITIES



3+ Private Bedrooms
Sports Teams



Live Music
Beer Garden



£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Bird Inn is a prominent circuit pub that stands as a terraced plot in a parade of other licensed units in the busy Concord area of Washington. The pub was refurbished to a high standard in 2016 and proves very popular at weekends with trade spiking over the usual Friday and Saturday nights.

Pub Layout

The Bird Inn is a one room L shaped bar. The bar has a designated sports area for pool and darts. There are multiple TV screens for transmitting Sky/BT Sports action throughout the bar. There is a DJ booth and space near the bar area for some "dancing on a Friday Night!" To the rear of the pub is a secured beer yard with its own bar servery. This proves very popular seasonally and in a World Cup year will be a real draw for some alfresco viewing. The pub retails an excellent bottle range and has the facility to offer cask ales. New World spirits can be marketed on a superb back bar cocktail fitting. The ladies and gents toilets are also in excellent condition.

ACCOMMODATION

Private Accommodation

The Bird Inn benefits from four large bedrooms, bathroom, large kitchen and living area. All well-appointed and in good condition.

BDM VISION

The Bird is a thriving community pub with a core group of loyal customers. An energetic new licensee will be aware of the needs of the local consumers and recognize the potential that this bar possesses. Clearly there is huge footfall but stamping some individuality and an independent feel to the venue will set the Bird apart from its local competitors.

TRADING STYLE

The Bird Inn has a very wide audience depending on the time of day; everything from a relaxing drink during the day to the higher energy weekend nights. In between there are pool and darts teams to cater for as well as a regular quiz night. Majority of trade will fall over the weekend and this will centre around a good choice of DJ's and live entertainment along with live sporting fixtures.

FINANCIAL

Annual Rent: £5,000

Security Deposit: £3,000

Working Capital: £1,000

Stock: £2,000

Fixtures and Fittings: Upon Valuation - funding options available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

Training: £250 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.

ADDITIONAL INFO

Annual Rent – This is our lowest rent figure associated with a Full Tie. If the tie is reduced the effective rent (via Tie Release Fees) will increase. Rent is billed and paid for weekly in advance depending on the payment terms agreed)

Security Deposit – This sum of money will be held on your account and will be returned to you on exiting of the pub based on your final account balance and the condition of the property

Working Capital – This is a recommend amount required which will be used in the day-to-day running of the business

Stock – This will be valued by an independent valuer on the day you take over the pub. This includes unbranded glassware, unopened bottles, wines, spirits, any unopened / opened kegs and cask ale providing the container is unopened

Fixtures & Fittings – This includes any item that is bolted to the floor or walls, and a fitting to be any item that is free standing or hung by a nail or hook. This will also include furniture

Training – This is required when taking on a Business Support Agreement. Included is an e-learning package for you and your staff and attendance to our 'Set Up To Succeed' workshop held at the office in Chester. Please note you will be required to attend this workshop for free