

Quays

Darlington, DL1 1NU

AGREEMENT TYPE

Five Year Agreement

FACILITIES

-  Cask Ale
-  Live Music
-  Sports Teams
-  Function Room
-  Kitchen



£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Quays is well situated close to the large shopping area in Darlington and is within close proximity to the busy bus terminus. Darlington is a market town located in the North East and is famous as the terminus of the world's first passenger railway. Darlington has excellent road transport links with the North East's major trunk route the A1.

Pub Layout

The pub was refurbished in August 2017 and as such is in great condition. The outlet trades as a one room operation served from a single bar. The catering kitchen and services are on the first floor. The trade rooms are in very good condition and the frontage of the pub is well appointed to attract footfall.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and comprises of two bedrooms, lounge, kitchen and bathroom all in good decorative order.

BDM VISION

This is an exciting opportunity for a progressive entrepreneurial style operator to take this town centre pub and build on the multi point trading nature of the site. The outlet requires someone who has the drive and motivation to develop the site through the early part of the week and who has the skills and personality to attract custom to the outlet.

TRADING STYLE

The Quays has an established food following which ensures the pub trades well throughout the day although the trade reduces during the evening. The area is very busy and the outlet is well placed on the night time circuit of the town. Admiral Taverns are looking for a proven licensee who has the skills and drive to further develop the food offer whilst concentrating on the drink side of the business where a focus on the cask / craft ale range needs to be a priority along with the established live music following.

FINANCIAL

Annual Rent: £24,000

Security Deposit: £3,000

Working Capital: £2,000

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.