

Annie McCarthy's

South Shields, NE33 1LZ

AGREEMENT TYPE

Five Year Agreement

FACILITIES



£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Annie McCarthy's is located in the centre of the coastal town of South Shields, at the mouth of the River Tyne, just 3.7 miles downstream from Newcastle upon Tyne and a population of approx. 75,000. Conveniently located on Albemarle Street, Annie's has the added benefit of a bus terminal being expanded to the front which will create additional footfall of potential consumers visiting Town. South Shields is a popular tourist location with plenty to offer from Marine parks, beaches, Roman Forts and Museums.

Pub Layout

The current design lends itself to an Irish concept introduced historically hence the name of the pub. This theme has eased over recent years and the pub now operates as a traditional town wet led operation. The ground floor is simply a one bar operation that features plentiful traditional seating, a karaoke / dance floor and a pool playing area. Upstairs has a Function Room facility and an equipped kitchen that has operated a Café facility.

ACCOMMODATION

Private Accommodation

The private accommodation is in good order. It has 3 large bedrooms, kitchen, bathroom and living space provided on the 2nd Floor of the site.

BDM VISION

Ideally the best person for this site would be someone at ease with the local demographic. He / She would need to see eye to eye with these consumers and provide the offer that they require. A strong level of control would need to be applied to ensure the pub trades compliantly and fits in with the licensing objectives. There is a good levels of drinking trade to be accessed in South Shields and the incoming licensee would look to access this and create a community feel in a Town Centre location.

TRADING STYLE

The pub is currently wet driven and predominantly is driven by consumers looking for value during the day coupled with a solid Friday and Saturday night trade Karaoke and disco driven. The kitchen is underutilized and with the ongoing bus terminal works set to last at least another two years there is good opportunity to tap into the construction contractors locally. Beyond that the site would benefit from the additional footfall heading in and out of the Bus station. The evening economy should be exploited with live music, sports and further development of the current popular Karaoke feature.

FINANCIAL

Annual Rent: £15,000

Security Deposit: £5,000

Working Capital: £3,000

Stock: £2,000

Fixtures and Fittings: Upon Valuation - runding 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.