


## Border Terrier

North Shields, NE30 3SF

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES

-  3+ Private Bedrooms
-  Live Music
-  Sports Teams
-  Beer Garden
-  Function Room
-  Kitchen
-  Parking



£12,000

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

Fully refurbished in 2017 to a very high standard, The Border Terrier is located in the popular Marden Estate located between North Shields and Whitley Bay. The estate is home to largely working families although there are some older clientele that have lived here for many years. The pub is a detached property set in a prominent location next to a selection of local shops and amenities that form the main service area for the estate. There is therefore a good age range of customers for the pub to tap into with families and elderly being the most prominent. If you were to pick a location for a great community local, you would choose the exact position of this business. The pub really stands out as a credit to the community. Rarely do opportunities such as this come to market.

### Pub Layout

The pub is a two-room affair. The main bar is perfect for viewing live sports, pub dining and playing pub sports in the pool and darts area. The room has a really light and attractive, clean and airy feel about it – a great example of modern pub retailing. The dining room again is a pleasurable area with a neat on point engaging and homely feel which also works well for private functions.

### ACCOMMODATION

#### Private Accommodation

Fully refurbished to a good standard, the private quarters are based on the first floor of the Border Terrier and comprises: three bedrooms, kitchen, living room and bathroom.

### BDM VISION

The current licensees have done a great job in establishing this business post last years investment. We now look towards the next licensee who can take this good business to the next level. The ability to alleviate chef cost by having this skill in house and most importantly the knowledge of social media vehicles such as Facebook and Instagram to promote the business into new audiences would be a distinct advantage.

To hear from the Business Development Manager and more about the Border Terrier [click here](#)

### TRADING STYLE

Current trading is driven through wet sales however there is a good solid food trade that should be very easy to build on with some creative and thoughtful marketing that will entice the locals in for meals. As a result, the pub will benefit from a licensee who can implement quality home cooked food that will have locals using the Border Terrier as opposed to more standard managed pubs. There really is huge potential here to develop this already established community pub.

### FINANCIAL

**Annual Rent:** £20,000

**Security Deposit:** £6,000

**Working Capital:** £4,000

**Stock:** £3,000

**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.**

### INFO

Proposed Opening Times:

Monday to Thursday and Sunday 12 – 11pm

Friday and Saturday 12- 12pm

Website <http://www.borderterriercullercoats.co.uk/index>

Facebook <https://www.facebook.com/pages/category/Local-Business/The-Border-Terrier-1819932064950157/>

**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