

Honeysuckle

Wigan, WN3 5BT

AGREEMENT TYPE

Five Year Agreement

FACILITIES



£8,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Honeysuckle is a beautiful traditional red brick building situated in Pool Street, Wigan, which is approximately ½ mile from Wigan town centre and close to both Wigan Pier and Trenderfield Mill. The pub is surrounded by both terraced housing and bungalows and is ideally situated on a busy crossroads creating extra footfall.

Pub Layout

The Honeysuckle has an open-plan layout with a horseshoe shaped bar surrounded by tiled flooring in the heart of the pub servicing all areas. Although it is open plan there are distinct areas separating the more relaxed lounge section with carpeted flooring and the games area with a tiled floor housing a pool table and darts board. Within the pub there is a small commercial kitchen together with an area used for a large carvery unit. The garden area of the pub is a key selling point having recently undergone a refurbishment with this fantastic area offering large parasols, lighting, new benches, pathways and decked areas as well as a smoking area near the rear entrance which is ideal to sit out and enjoy the sun.

ACCOMMODATION

Private Accommodation

The private accommodation is a very good size with three generously sized bedrooms, lounge, kitchen and bathroom.

BDM VISION

I'm looking for a licensee who is driven, passionate and enthusiastic about further developing the business at the Honeysuckle. Someone who can make the most of the new beer garden, can strengthen the food offer and can really engage with the locals as this is key to the success of the pub.

TRADING STYLE

The Honeysuckle has an avid sport following incorporating the local pool and darts teams along with showing live sporting events on the televisions. The pub provides regular live entertainment over the weekends and serves food seven days a week with an emphasis on Sunday lunches from the carvery units. The horseshoe shaped bar offers something for everyone as it is stocked with a mixed range of dinks including lagers, ciders, cask ales, spirits, wines and minerals.

FINANCIAL

Annual Rent: £20,500

Security Deposit: £3,000

Working Capital: £2,000

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.