

Black Bush

Washington NE38 7HY

AGREEMENT TYPE

Five Year Agreement

FACILITIES



Open Fire



Function Room



Kitchen



Parking



3* Private Bedrooms



Live Music



Sports Teams



Beer Garden



£7,250

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Black Bush is an attractive, detached pub situated in the heart of the village of Washington. Benefiting from the local school, church and shops being within walking distance, along with an abundance of housing estates in the surrounding vicinity. Washington is technically classed as Sunderland, however it is an equal distance from the centres of Newcastle, Durham and Sunderland, making transportation links extremely accessible.

Pub Layout

On entering the Black Bush you are welcomed by an attractive decor creating an ambience and warming tone from the moment you walk through the door. The bar servery is centrally located and services all areas, directly in front of the bar you will find a mixture of fixed and loose seating for those just wanting to pop in for a drink. To the right, you will find a relaxed drinking and dining area with a log fire, which opens up in to a further dining room. This dining room is also used for functions and entertainment as it has a raised area to the rear, making it ideal for live music. Externally there is a generous car park, providing space for up to twenty vehicles, along with a raised decking area to the side, providing additional seating in the summer months.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and comprises: three bedrooms, lounge, kitchen and bathroom.

BDM VISION

I am looking for a passionate, community focused individual or couple, who will be willing to embed themselves in to this community by offering a strong all round offer. Marketing and advertising skills are a must as you will be wanting to introduce new clientele along with keeping the already loyal regulars. The successful applicant must be confident and capable in both the kitchen to create a decent food offer, along with having the customer service skills to be the face of this pub.

TRADING STYLE

The Black Bush is a traditional community local pub, offering something for everyone. From the friendly feel from the attractive decor, to the vast range of drinks and food offer. The pub is known within the community for being the place to go when you have a family party or function, along with paying a visit on the weekends with it's strong live entertainment offer.

FINANCIAL

Annual Rent: £16,000

Security Deposit: £4,000

Working Capital: £1,000

Stock: £2,000

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

Utilities (Gas and Electric): This pub is part of the Group Energy deal and you will therefore be required to purchase gas and electric supply through Admiral Taverns. For more information on this, please speak with a member of our recruitment team.

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.