



ABBEY HOTEL, ACCRINGTON ACCRINGTON, BB5 1HP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,625

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Abbey Hotel occupies a prominent town centre location in Accrington, a thriving East Lancashire market town with a population of approximately 36,000. Situated just off the main high street, the pub benefits from a strong mix of retail, hospitality and leisure businesses nearby, generating consistent footfall throughout the day and evening. The surrounding area includes around 5,600 households within a half-mile radius, providing a substantial local customer base, while the pub's central position ensures excellent visibility and regular trade from residents, shoppers and visitors alike. Accrington enjoys excellent transport links, with easy access to the M65 motorway, connecting the town to Blackburn, Burnley and the wider Lancashire region. The nearby A56/M66 corridor provides a direct route to Manchester, while regular bus services and direct rail connections to Preston further enhance accessibility. This well-connected location offers an excellent opportunity for a publican to capitalise on both local and passing trade.

Pub Layout

Customers enter the Abbey Hotel directly into the main bar area, where they are immediately greeted by an open-plan trading space centred around the large and well-stocked bar. This area is versatile for all occasions, with comfortable seating for everyday trade, standing room for bigger groups, and its open plan style creates a warm and social space. The main trade area has a modern yet traditional pub feel, with fixed seating and loose tables arranged to create a mix of small group and casual drinking areas. Beyond the main bar area, the pub extends into a secondary seating area of roughly 30 covers, made up of low tables and seating, which has historically been used for casual dining or quieter drinking. There is also a small stage which is used for live entertainment on Friday and Saturday nights. A corridor leads customers by the toilets, and outside under a covered walk-way through to the function room / café. Inside you'll find a separate small bar, along with an open kitchen and enough covers for around 30 customers. Opposite the function room is the beer garden, comprised of open air and under-cover seating, with enough covers for 60 customers. A marquee has been used in the past to cover this area when holding events including live music, parties, and bigger televised sporting events, creating a real party

TRADING STYLE

Historically, the pub's turnover has been driven by a strong wet-led trade, with approximately 70% of revenue generated from drinks sales and 30% from food. Drinks sales were primarily focused on draught products, complemented by a healthy spirits offering. There is considerable scope to further develop the drinks mix, particularly through expanding the wine range and increasing wine sales. Food trade was largely generated through the café operation, which previously served breakfasts and lunches from 9am to 3pm, Tuesday to Saturday, together with evening service from 5pm to 8pm on Wednesdays and Thursdays. A significant opportunity exists to grow food sales by extending trading hours, introducing a refreshed and contemporary menu, and encouraging customers to dine within the main trading areas of the pub as well as the café space.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and can be accessed via a door in the main trade area. It consists of a two bedrooms, a living room, bathroom, kitchen and office all in good condition.



Beer Garden



Cask Ale



Function Room



Kitchen



Food
Preparation
Area



Live Music



Sports Teams

FINANCIAL

Weekly Rent: £432.69

Estimated Annual Turnover*: £351,880

Security Deposit: £5,625

Working Capital: £4,000

Stock: £5,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *

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.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

Admiral Taverns is seeking an experienced licensee ready to take on their next exciting venture and unlock the full potential of this community pub. Success will require a strong ability to engage with the local community and deliver a welcoming, community-focused offer that encourages loyalty and repeat visits. A high quality, well-rounded proposition is essential, including an appealing food menu, expertly served drinks, a lively and consistent weekly events programme, and exceptional retail standards throughout. While this is an excellent opportunity to operate a thriving community pub, there is significant scope to further enhance and grow the business. The successful licensee will be able to maximise additional revenue opportunities by fully utilising the beer garden, function room, and a range of community-led events and activities. For the right candidate with a strong and well-developed business plan, investment support may also be available.



Beer Garden



Cask Ale



Function Room



Kitchen



Food
Preparation
Area



Live Music



Sports Teams