admiral
TAVERNS



BAY MARE, BOLTON

BOLTON, BL1 7AA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Bay Mare is an end of terraced listed building on a main busy road; the A666 linking Blackburn to Bolton. Surrounding the pub is plenty of residential housing and a variety of local businesses including takeaways and convenience shops. The pub is located in Astley Bridge, North Bolton, which is approximately two miles from the town centre of Bolton, Greater Manchester. The nearest train station is Hall i' th' Wood, about a 5–10 minute walk away depending on route with trains running to Bolton, Manchester Victoria and on to Blackburn. There are also plenty of bus routes in the area.

Pub Layout

The Bay Mare retains some of its historic layout with a small snug to the front right hand side of the pub and to the rear is a games area which is home to the pool table and dart board. The left hand side of the pub is the main lounge area and benefits from a featured fire place. The central bar servery sits in the middle of the pub and services all rooms and is a great place for the regulars to gather. There are TV screens located throughout the pub making viewing of live sporting events accessible from all areas. Externally is an enclosed yard with benched seating perfect for the summer and smoking solution.

TRADING STYLE

The Bay Mare has a friendly welcoming and local feel. Trade is currently made up purely of drinks sales and is very much the hub of the community and on a drinking circuit with other pubs in a close proximity. The pub has previously benefited from being home to sports teams including; darts, pool and dominos. Entertainment is key here for customers looking for that big night out on evenings and weekends so there is plenty of scope for the new licensee to develop a strong rhythm of the week and an excellent drinks range tailored to the local demand including the introduction of cask ale which has been popular in the past. There is also the potential to introduce some back bar food such as a pie warmer.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor. This consists of four good sized bedrooms (one room can be used as a dining room or a bedroom dependant on individual requirements) lounge, kitchen and bathroom.

3+ Private Bedrooms

Beer Garden

Sports Teams

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FINANCIAL

Weekly Rent: £384.62
Estimated Annual Turnover*: £279,959
Security Deposit: £3,000 initial deposit building up to £5,000
Working Capital: £2,500
Stock: £3,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Business Rates: £Nil. 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.
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

The Bay is a community driven local pub, popular with sports teams and regulars watching live sport. We are looking for potential licensees who are familiar with the area and will be enthusiastic and passionate about engaging the local community and passing trade. They will need to have a strong vision to drive the business forward such as introducing a 'rhythm of the week'. There is also huge potential to introduce cask ale into the pub to grow sales. Admiral Taverns are keen to invest in the Bay Mare to update the private quarters and trading area without losing it's welcoming charm.
The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.


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