



BLACK HORSE HOTEL, PRESTON PRESTON, PR5 0ED

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Black Horse is a prominent establishment located in the affluent village of Gregson Lane, with its comfortable and affluent demographic, positions The Black Horse as a prime location for a pub. Its central position in the village makes it easily accessible to residents and potentially draws patrons from nearby areas as well. As the only pub in the village, The Black Horse enjoys a monopoly in the local market, with Net's Bar across the road being its only competition. This provides a unique advantage for the pub to capture a significant share of the local patronage and given the demographic makeup of Gregson Lane, with a higher proportion of middle to older generations with disposable income, The Black Horse can tailor its offerings to suit their preferences. Conveniently located approximately five miles southeast of Preston and around two and a half miles east of Bamber Bridge. It is easily accessible by car via the A675 and A677 roads, which connect Gregson Lane to nearby towns and cities, with several bus routes serving the area around Gregson Lane, providing connections to Preston city center, Bamber Bridge, and other nearby areas. Residents and visitors can use local bus services to reach The Black Horse Hotel conveniently.

Pub Layout

Customers can enter via the main double doors at the front of the pub or via the side entrance coming from the ten spaced car park and beer garden to the left of the pub. Customers from the front entrance are welcomed by a central bar stocking a great selection of choice wines, quality spirits, continental and craft beers and lagers and two fine cask ales on rotation. To the left hand side the lounge area consists of a range of fixed and loose seating and then steps up to the rear of the trade area provide a raised seating area, currently used to provide room for a darts throw. This is also where customers can exit to the car park and the side beer garden, providing enough seating for approximately 40 customers, but there are considerations to invest in the beer garden to increase seating to nearer 80. To the right-hand side of the pub is the pool table surrounded by fixed seating and again to the rear there is further raised seating. The pub currently has around 50 covers but with the right licensee and an investment this could be increased to around 80 covers. There is a fully kitted out and compliant trade kitchen to the rear left hand-side of the pub, capable of serving the capacity of the trade area

TRADING STYLE

The Black Horse is a currently trading as wet only but can and has previously quite successfully traded on a more 70/30 wet to dry split. The food aspect of the business is an important one, as whilst it would not likely be a pub customers would necessarily drive out distances to, it can and should cater for the population of Gregson Lane and the surrounding areas, along with walkers enjoying the surrounding countryside. The pub has previously had a loyal regulars customer base, particularly for after work drinks and for catching up with friends. There is live music on weekend evenings along with televised football during the day. During the week, pool and darts teams create a thriving atmosphere and a well-supported quiz night brings out the competitive locals, wanting to show off their knowledge. In the warmer months customers flock to the beer garden at the back of the car park to soak up the rays and enjoy drinks with family and friends.

ACCOMODATION

Private Accommodation

The private accommodation is on the second floor of the pub and comprises of a kitchen, bathroom, three bedrooms and a lounge/dining area.

FINANCIAL

Annual Rent: £25,000 – Start up rent £100 per week (net)

Security Deposit: £5,000

Working Capital: £2,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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: £325 plus VAT



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

BDM VISION

Admiral Taverns are looking for a licensee who can bring a new lease of life to the Black Horse. Engaging with the locals to put the Black Horse at the heart of the community is essential here. A warm and friendly welcome and an ability deliver a community focussed offer is essential to making the business thrive. The customers need to feel valued and loyal to the business so a regular and well-marketed line up of events





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