admiral
TAVERNS



BLACKSMITHS ARMS, PENISTONE

PENISTONE, S36 9NQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Blacksmiths Arms, located in Millhouse Green, Sheffield benefits from its scenic surroundings at the edge of the Peak District National Park. Millhouse Green itself is a charming village with a population of around 1,250 residents with the pub located on the corner of the A628. This road provides easy access to nearby towns like Barnsley and Manchester, whilst local bus routes and trains from the nearby Penistone railway station connect the village to Sheffield. This prime location next to the local school, places it at the heart of the village making it. easily accessible for both locals and visitors. Its traditional stone-built architecture and open-plan design creates a warm and inviting atmosphere. The village also offers essential amenities, making it a central hub for the community. The combination of good transport links and a picturesque setting makes the Blacksmiths Arms an ideal location for both residents and visitors in the area.

Pub Layout

The pub offers a variety of space that cater to different preferences and activities. The main bar area features a central bar servery, making it easily accessible from all sides. The bar offers a wide variety of drinks, appealing to different tastes and enhancing the overall pub experience. The TV, positioned above the fireplace, serves as a focal point in the room with the cosy warmth of the fireplace creates a welcoming and relaxed environment. This area blends well with a mixture of fixed and loose seating, providing warmth and comfort. Additionally, a pool table is available near the seating area for recreational use, offering a fun and social activity. To the right, a relaxed seating area is designed with a mix of soft furnishings and comfortable seating, creating a calm atmosphere perfect for small gatherings or dining. This area provides an alternative to the livelier parts of the pub. Toilets are conveniently located alongside the bar, adding to the practicality of the layout. The beer garden is sheltered, offering year-round outdoor seating. This space allows customers to enjoy drinks or food in a relaxed open-air environment, appealing to those who enjoy fresh air while socializing or dining. A conveniently located car park provides easy access for customers, ensuring a smooth arrival and departure experience.

TRADING STYLE

The pub currently operates as a wet-led pub, with a primary focus on the sale of alcoholic beverages. Whilst it does offer some food, the current offering is limited and there is an opportunity to expand the food menu and enhance the overall dining experience to attract a broader range of customers. Additionally, the Blacksmiths Arms offers four en-suite letting rooms which adds an extra dimension to the pub's appeal, allowing guests to enjoy both the social atmosphere of the pub and the convenience of a comfortable place to stay. This offers potential for increased business, especially if the pub develops a stronger dining element or packages combining accommodation with meals and drinks.

ACCOMODATION

Private Accommodation

The private accommodation consists of one bedroom with large living room separate toilet, main bathroom and galley kitchen.

Letting Accommodation

The pub has four en-suite letting rooms:-

- One family room
- One double room
- One twin room
- One single room

Beer Garden | Car Park | Cask Ale | Kitchen | Letting Rooms | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £384.62
Estimated Annual Turnover*: £241,592
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £3,000
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.
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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns is seeking an experienced licensee who can successfully operate a vibrant pub with rooms, blending a welcoming atmosphere, quality food offerings, premium drinks and excellent service. The new licensee(s) will seek to foster a strong connection with the local community by hosting charity events and supporting nearby causes who can build partnerships with local businesses and attractions, promoting a broader experience for customers. A weekly schedule of events, such as quiz nights, live music or themed evenings, establishing a strong rhythm of the week is a must along with a strong marketing plan positioning the letting rooms as a quality, cosy stay for guests, emphasising comfort and relaxation, developing tailor-made packages for walkers, cyclists and tourists, highlighting the pub's location and surrounding attractions. Incorporating this will transform the Blacksmiths Arms into a thriving hub for the local community and a destination for visitors, offering high-quality food, drink, and accommodations while maximising its location and potential.

Beer Garden | Car Park | Cask Ale | Kitchen | Letting Rooms | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk
admiraltaverns admiral_taverns