admiral
TAVERNS

BRANCH, HOLYHEAD

HOLYHEAD, LL65 1RS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Branch is an impressive, well appointed building situated on the corner of a through-road in the heart of Holyhead. Holyhead is a the largest coastal town on the beautiful Isle of Anglesey and it's well known for it's Irish sea port crossing over to Ireland, there are also plenty of other transport links with Holyhead train station just a few minutes walk and local buses close by. The Branch is surrounded by an abundance of housing and it's well known amongst locals as the place to be.

Pub Layout

The Branch has a typically Welsh exterior with a stand out black door welcoming customers in to join this friendly community pub. As you enter the pub there are two main areas separated by a small foyer. Through the door and immediately in front to the left, is a spacious games area with a pool table, darts board, entertainment machines, TV's and a mixture of loose seating making it a great place to come and unwind. The décor in this area is clean and simple with hard flooring. At the heart of the pub is a spacious traditional bar, designed to serve both sides of the pub with ease and fully stocked to offer a wide variety of drinks. Through to the right of the pub is again a large, warm and welcoming area which is for relaxed drinking with a mixture of fixed seating and loose tables and chairs making it a versatile space. This room has a well used raised stage area perfect for weekend entertainment. The current licensee hosts quiz nights, folk bands, karaoke nights and much more which is always a hit with both locals and Stena Line workers looking to unwind after a long day at sea. Off this room are the toilets and an enclosed patio area with benches.

TRADING STYLE

The Branch is a drinks focused community pub and is one of the most popular pubs in Holyhead with the local residents. In the summer months the pub also attracts lots of holidaymakers visiting the area with it's popular coastal location which boosts trade. The pub also has pool and darts teams who are extremely loyal to the pub and this helps with maintaining trade during the week. A very popular pub for parties for various events, one of which being the Stena workers Christmas parties which have been held here for many years.

ACCOMODATION

Private Accommodation

The private accommodation is over two storeys, it has six bedrooms, a kitchen, lounge and outside terraced area.

FINANCIAL

Weekly Rent: £278.85
Estimated Annual Turnover*: £226,244
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £2,000
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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

3+ Private Bedrooms | Beer Garden | Live Music | Sports Teams

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

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BDM VISION

The Branch is a community focused, popular pub so it will need a local person or couple to continue this much loved establishment. You must have a strong character to look after the locals as well as high standards and a good knowledge of the local area. I would be looking for someone to continue the week and weekend entertainment as this is extremely popular as well as embracing the local sports teams. I am happy to take someone who has limited experience as long as they demonstrate a strong character with heaps of passion. This will be a fully tied agreement so please bare this in mind when considering the Branch.

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