admiral
TAVERNS



BURNTWOOD, BUCKLEY

BUCKLEY, CH7 3EN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Buckley is a close-knit community nestled in the heart of Flintshire, North Wales, just two miles from the historic market town of Mold. Set along the A549 and within easy reach of the A55 expressway, it enjoys excellent transport links across the region. At the centre of local life is The Burntwood a focal point in the community, surrounded by established residential areas, serving as a vibrant community hub. Buckley is seamlessly connected with the nearby villages of Ewloe, Alltami, and Mynydd Isa, creating a well-integrated and thriving local area. With an industrial estate close by and strong links to employment centres like Hawarden, The Burntwood blends convenience with community, making it an ideal community local pub.

Pub Layout

A small entrance leads right into the main bar or left into the lounge/function area. At the centre, a well-stocked bar serves both spaces with a range of premium offerings. The main bar features wooden floors and tiled finishes, with fixed bench seating, low tables, and high stools lining the bar that lend a traditional pub feel. It's fully equipped with a pool table, two dartboards, and TVs showing live sports ideal for team events. The lounge offers a warm, inviting atmosphere with a mix of carpet and tiles, soft furnishings, and a combination of fixed and loose seating. A raised wooden stage is perfect for live music and also includes a projector for sports screenings. Toilets are conveniently located at either end of the room. Beyond the indoors lies the true hidden gem of the property, the expansive outdoor garden. A blend of grass and tarmac provides flexibility for a variety of events, featuring two private pods and a raised, covered area complete with its own fully functioning bar, perfect for outdoor functions. Wooden benches dot the lawn, while a designated smoking area offers a seamless connection between the garden and the main building. Surrounding the venue is a generous car park with space for approximately 20 vehicles, ensuring convenience for all guests.

TRADING STYLE

Currently operating as a wet-led venue, the Burntwood offers a selection of premium drinks in a welcoming and lively atmosphere. Multiple TVs and a large projector in the lounge/function room make it an ideal spot for watching live sports, while occasional live music adds to the entertainment offering. The venue enjoys strong ties to the local community, supporting various sports teams and hosting team sports such as pool, darts, and dominoes. It proudly sponsors the local football team, reinforcing its role as a community hub. Outside, the venue boasts two private pods and an expansive covered area complete with a fully functional external bar, perfect for private functions.

ACCOMODATION

Private Accommodation

The private accommodation consists of three double bedrooms, living room, kitchen, bathroom, all in good order and located on one floor.

FINANCIAL

Weekly Rent: £346.15
Estimated Annual Turnover*: £232,548
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £5,000
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 | Car Park | Cask Ale | Function Room | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Burntwood is a true community local, in order to be successful you will need drive and passion for the industry and know the local area. A well planned rhythm of the week to include events and themed experiences will be key to attracting customers, supported by a strong social media presence that engages both loyal regulars and new visitors.


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