admiral
TAVERNS



BUSH, SILVERDALE

SILVERDALE, ST5 6JZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Bush is a remarkable pub with immense potential, located in the heart of Silverdale. Silverdale is a village and civil parish in the borough of Newcastle-under-Lyme in Staffordshire, known for its historic connection with the coal industry and Silverdale colliery. The Bush sits at the centre of this village surrounded by the beautiful country park which was built on the former colliery site and is part of the land trust due to the restoration project funded by the National Coalfields programme. This historic establishment offers a unique opportunity for the right operator to revitalize and elevate this beloved community gem.

Pub Layout

The Bush boasts a spacious, inviting bar and restaurant area that can accommodate up to 60 guests. Whether you're looking to host a cosy dinner, a lively gathering, or a culinary experience, this versatile space is ready to be transformed. There is a separate bar and games room where you can enjoy the flexibility of a dedicated area for patrons seeking relaxation and your very own games room for those who enjoy a bit of friendly competition. There is also the added bonus of the function room which is generously-sized, capable of hosting up to 50 people. Perfect for private events, celebrations, or business meetings, this space can be customized to meet your vision. The Bush features an expansive garden area, ideal for outdoor dining or simply soaking up the sun, making this perfect for social gatherings.

Potentially we will invest in a refurbishment with a long term tenant.

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.

TRADING STYLE

The Bush is a family friendly community pub, this local pub is stocked with premium products and is renowned locally for well kept ales. The Bush shows live sporting events, host live entertainment and private functions, making this the perfect go to community local. There is opportunity to introduce a good food offer here to build the business further.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, a lounge, kitchen and bathroom.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Live Music | Sports Teams

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

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £500.00
Estimated Annual Turnover*: TBC

- Rent steps available – £250 per week plus VAT initially, terms to be discussed with the BDM
- £500 towards marketing support available
- £1000 towards first trade order

Security Deposit: Initial £3,000 with build up to £6,500
Working Capital: £3,000
Stock: £2,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – 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. Please note, this only applies to pubs marked with an Asterix *
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

At the Bush, our vision is to breathe new life into a well-established pub that sits at the heart of the community. We're on the lookout for an enthusiastic licensee or a dynamic couple who can build upon the pub's already fantastic foundations. Our dream is to create a haven where locals and visitors alike come together to savour the simple pleasures of life, great food, perfectly kept beer, and unforgettable entertainment. We envision a warm and inviting atmosphere where the laughter of friends and the aroma of home-cooked meals fill the air. With the support of Admiral Taverns, we're ready to invest in this vision. We see the Bush as more than just a pub; it's a hub of community life, a place where memories are made, and stories are shared. Join us in transforming the Bush into the go-to destination that embodies the spirit of our community, a place where everyone feels at home.


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