admiral
TAVERNS



CLARENDON, MILES PLATTING

MILES PLATTING, M40 8QB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Clarendon is a well-established local pub on Pinehurst Road in Miles Platting, Manchester. Situated in one of the city's well-known inner-urban neighbourhoods, it lies approximately 2km from Manchester city centre. The surrounding area is predominantly residential, and the pub plays an important role in the local community, serving as a familiar social hub for residents. It is a popular spot for live sport, regular entertainment and after-work drinks. Located just off Oldham Road, The Clarendon benefits from easy access to both Manchester city centre and Oldham, and is well served by regular bus routes.

Pub Layout

The pub operates across two main rooms. The front entrance leads directly into the bar, which is used daily by local regulars. An L-shaped servery on the right-hand side services both trading areas. To the rear is a lounge/function room, primarily used at weekends and for special occasions, offering clear potential for parties and larger gatherings. Both areas feature a mix of loose and fixed seating, and following a recent refurbishment, the pub is presented in good condition throughout. To the rear of the pub is a small kitchen. Externally, there is a small drinking area located near the main entrance.

TRADING STYLE

The Clarendon currently operates as a traditional wet-led community pub at the heart of the Monsall estate. It provides an ideal setting for regular entertainment, live sports and team events, charity fundraisers and small functions. Well positioned to meet the everyday needs of local residents, the pub also serves as an important focal point for community activity and social life in the area. There is a small kitchen which allows for the opportunity to introduce a bar bar food offer.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and is accessed via a separate entrance from the pub. It comprises three bedrooms, a lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £221.15
Estimated Annual Turnover*: £227,208
Security Deposit: £3,000 (with build up to £5,000 or the equivalent of three months' rent, whichever is greater)
Working Capital: £1,500
Stock: £1,500
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

The Clarendon has the potential to be the hub of its local community, offering weekly entertainment and pub games to engage its regular clientele, while also catering for larger family occasions. We are seeking an experienced, locally based licensee with a genuine passion for running a vibrant, community-focused pub. The successful applicant will be motivated to develop the offer, potentially introducing a small food

3+ Private Bedrooms | Beer Garden | Function Room | Kitchen | Live Music | Sports Teams

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