



CLARENDON, MILES PLATTING MANCHESTER, M40 8QB

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Clarendon is a detached property located on the large Monsall estate, which is made up of council and ex-council properties. The pub is very close to the Etihad stadium and benefits from excellent connectivity with the Metrolink line running through the middle of the estate.

Pub Layout

The outlet trades from two separate rooms. Front entrance leads into the games room/bar, on the right hand side there is an L shaped bar which services the two trade rooms. The rear lounge/function area is currently only used at weekends and special occasions so there is potential to make more of this space. Externally there is a small drinking area close to the main entrance.

TRADING STYLE

The Clarendon is a typical community local pub based in the heart of a housing estate which has an opportunity to provide regular entertainment and team events, charity fundraisers, small functions, generally catering to the needs of the local residents.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor however it benefits from having a separate entrance to the pub. There are two bedrooms, lounge, kitchen and bathroom, which are all decorated to a good standard.

FINANCIAL

Annual Rent: £9,000
Stepped Rent Agreed:

- 2 months £1 per week
- 2 months £100 per week

Security Deposit: £1000 – build up to £5000

Working Capital: £500

Stock: £500

Fixtures and Fittings: Upon Valuation – Funding options 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.

Training: £325 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The Clarendon should be a popular community local. This pub should offer weekly entertainment and pub games to satisfy the local clientele but more should also be done to attract those traveling to the Etihad on match days. We are looking for an experienced, local licensee who will be passionate about running a community pub, and will be keen to