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CLOUGH HALL, KIDSGROVE

KIDSGROVE, ST7 1AN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Clough Hall is a substantial detached community pub on Clough Hall Road in the established residential area of Kidsgrove, Staffordshire, within the borough of Newcastle-under-Lyme. Kidsgrove has a mining and industrial heritage, and the pub sits within a built-up neighbourhood with local shops, amenities and sports facilities nearby. Clough Hall Park adds green space and recreational facilities to the surrounding residential area. There is a substantial number of local housing that provides a strong customer base of customer who are seeking a well run community local. The pub benefits from good local transport links with regular bus routes connecting the area with Kidsgrove Town Centre, Tunstall, Burslem, Hanley and Newcastle-Under-Lyme. Kidsgrove train station is approximately half a mile away with connections to Crewe, Stoke and Stafford.

Pub Layout

The pub includes front and rear trading areas, with the front bar offering a separate pool area to the left and a raised seating area to the right, a mixture of fixed and loose seating. Customer toilets are accessed to the right of the bar and serve both rooms. The rear trading area which serves as a dining area leads out onto a patio area then into the spacious garden. The kitchen is also situated off the rear trading area. There are also two summer rooms situated in the garden which can be used for private events and meetings. The pub benefits from a car park to the left of the property and a front outdoor seating area.

TRADING STYLE

The Clough Hall offers a traditional community pub experience; combining social drinking, pub food, live sport and entertainment. Its appeal centres on being a local meeting place, catering for regular customers, sports followers and families. Currently serving food in the evenings and at weekends with Sunday Lunch proving very popular. There is scope to further improve the food offer and food service times.

ACCOMODATION

Private Accommodation

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

FINANCIAL

Weekly Rent: £510
Estimated Annual Turnover*: £411,144
Security Deposit: £6,500
Working Capital: £3,500
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Business Rates: £Nil. 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.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Children Play Area | Kitchen | Food Preparation Area | Live Music

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BDM VISION

The Clough Hall should be the heart of the community as it has excellent facilities allowing the right licensee to grow revenue in all areas. A fully equipped kitchen, large beer garden with two summer rooms offering real scope for functions and daily use for meetings and local groups. Live sports, pool, darts and entertainment. The ideal applicant will have experience of running a similar type of venue with a real focus on customer service and driving a food offer. A firm understanding of the importance of financial controls and stock management and the ability to actively promote the pub through social media and local marketing is a must.


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