



COTTON TREE, FAILSWORTH FAILSWORTH, M35 9PR

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cotton Tree is located on a main road in Failsworth, it is highly visible and easy to spot for both passing footfall and traffic. The pub benefits from excellent transport links, with a nearby tram providing direct access into Manchester and the surrounding areas. It is also just a short walk from the main road into Manchester, offering strong bus and taxi connections, alongside a range of supermarkets and smaller independent retail businesses. While there are other pubs within walking distance, these competitors are food-led venues and do not focus on wet only trade, sport, or entertainment. This presents a clear opportunity for The Cotton Tree to stand out within the local market.

Pub Layout

The Cotton Tree is a small and compact pub that offers a very cosy, warm welcome, providing comfort while guests enjoy live sport, music, and entertainment. Upon entering, customers are greeted by the main bar and seating area, complete with TVs and a darts throw, creating a lively yet relaxed atmosphere. To the rear of the pub is a separate room featuring a secondary service bar, a fruit machine, and comfortable bench seating. This space works perfectly for match days, other sporting events, and evenings featuring visiting live artists or DJs. Externally, the pub benefits from two well maintained garden areas. The front garden enjoys sun throughout the day during the warmer months, making it ideal for casual daytime drinking. To the rear is a more traditional garden space with sheltered seating and a large screen TV, perfect for parties, outdoor entertainment, or simply enjoying good weather with friends.

TRADING STYLE

The Cotton Tree is a true traditional community pub with a warm and welcoming atmosphere. It benefits from strong footfall on match days, showing live sports throughout the week and providing dedicated space for darts, crib, and dominoes. Staff have the opportunity to engage with regulars and sports fans, creating a friendly and social environment. On weekends, the pub transforms into a lively entertainment venue, hosting live music, DJs, and themed events that deliver a fun, party atmosphere for all guests. This dynamic trading style makes working at The Cotton Tree exciting and varied, offering staff the chance to develop skills in hospitality, event management, and customer engagement. Whether serving drinks during a quiet weekday or helping deliver a weekend entertainment experience, team members at The Cotton Tree enjoy a fast-paced, sociable, and rewarding working environment within a true community pub setting.

ACCOMMODATION

Private Accommodation

The Cotton Tree offers more than just a lively pub atmosphere; it also provides comfortable and convenient private accommodation on the first floor. The space includes two bedrooms, a kitchen, a lounge, and a bathroom, making it ideal for a couple or a small family seeking a cosy retreat. The accommodation is well maintained, with decor and flooring upgraded as part of a 2023 investment. The private quarters feature their own separate entrance, ensuring privacy from the main pub, and include a dedicated off street parking space directly outside the entrance. This makes it a practical and comfortable home.



3+ Private
Bedrooms



Beer Garden



Live Music



Sports Teams

FINANCIAL

Security deposit: £2,000

No rent applicable on this agreement

Estimated Annual Turnover (Net): £330,000

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **7 Steps to Sales Success Training Programme.** Held online over one day, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Mark Knibbs, Business Development Manager, is seeking an operator with a strong understanding of the local marketplace, a community-focused approach, and a good knowledge of sports. Experience in running a similar venue would be advantageous. The ideal candidate will have a sales focused mindset, with the ability to maximise revenue before and after games, while ensuring customers are served in a safe and welcoming environment. You will also be responsible for planning and executing weekly entertainment, such as quizzes and bingo, as well as booking live acts or DJs to create a lively and engaging atmosphere. The Cotton Tree, while small, benefits from excellent front and rear external spaces, perfect for enjoying milder weather and serving as a valuable extension to the pub's capacity. This role is ideal for someone who thrives in a dynamic, community led venue and enjoys delivering both excellent hospitality and memorable entertainment experiences.



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