



## CROWN, BOLDON COLLIERY

### BOLDON COLLIERY NE35 9HZ

**AGREEMENT TYPE:**  
**OPERATOR MANAGED**

**YOUR INVESTMENT:**  
**£2,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

Our Latest investment in the North East , pending investment as it moves to our Proper Pubs Model

The Crown Colliery is an end terrace building on Hedworth Lane, Boldon Colliery. Located in South Tyneside the area is one of three villages: East Boldon, West Boldon and Boldon Colliery. The area emerged in the late 1870's around a coal pit with the additional housing built to house the workforce which then created Boldon Colliery. Collectively they have a population of 13,271 and have excellent transport links

### Pub Layout

The main area of the Crown is spacious and dominated by the central serving bar, visible to the customer upon entrance and from all areas of the pub. This will be well stocked with a varied product range featuring a great selection of category leading products, complemented by numerous regular weekly promotions, customers can expect exceptional value for their money. It will also have the addition of our vibrant and inviting cocktail menu. The pub will be transformed with a welcoming and inviting décor, keeping the welcoming pub feel with relaxed and fixed seating. there will be well positioned TV's for locals to enjoy watching the full Sky and TNT sports package on. A pool table and darts board for the locals to enjoy and also to allow the new operator to gain teams for both. Externally there is a small beer a great use of space for those summer months.

## TRADING STYLE

The Crown will be a wet led community pub, the pub already has an established clientele of local regulars where everyone is always welcome. The Crown will pride itself on community spirit with the retail offer focused on pub sports with HD TV screens showing as much live sport as possible on including FA premier league, rugby & internationals. Pub sports teams such as pool and darts are regular favourites with its own designated area to play alongside quiz nights and a busy calendar full of events. Entertainment should feature in the rhythm of the week, with DJ, Karaoke and the occasional live artist , ensuring all ages are catered for.

## ACCOMMODATION

### Private Accommodation

The private accommodation is very spacious and comprises of 3 bedrooms, lounge, bathroom and kitchen, all in good condition. This is a great space for a family or couple to call home.

## FINANCIAL

**Security deposit:** £2,000

### No rent applicable on this agreement

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 two days, 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



Sports Driven



Community  
Local



3+ Private  
Bedrooms



Live Music



Sports Teams



Beer Garden

# BDM VISION

Martin Wood the Business Development Manager is seeking an experienced operator with a passion for community engagement, someone who wants to stand out from the crowd and make a difference. The ideal candidate will have a proven track record in managing similar style pub and will bring the creativity needed to drive sales, while maintaining a safe and enjoyable environment for the local community. Your creativity, adaptability, and proactive approach will be essential in ensuring the ongoing success of our pub.



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