



## **DOG & PARTRIDGE, WIGAN**

### **WIGAN, WN1 1JU**

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

**YOUR INVESTMENT:**  
**£2,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## **DESCRIPTION**

The Dog and Partridge is located in the heart of Wigan Town Centre surrounded by a shopping centre, leisure centre, bars, restaurants and coffee shops and neighbour to the current development which is taking place. Its 100 meters from the train station and on the thoroughfare from it to the shopping centre.

### **Pub Layout**

This three story detached building has recently been refurbished internally. As you enter the pub from the high street you are welcomed into the main bar area with central bar servery and a mixture of loose and fixed seating options. The pub has an L shape layout, with pool table and darts boards for locals to enjoy and several TVs to watch televised sports. Whilst the small function room currently lends itself to be used as a games room area for both pool and darts league nights. Externally there is a smoking solution area to the rear.

## **TRADING STYLE**

The Dog and Partridge is a true town centre venue with a great day time following for racing and day time entertainment. At weekends it comes alive benefitting from the circuit of pubs and late night bars attending for its DJ and Karaoke nights. That said it also has a great community feeling benefitting from a pool team and a darts team waiting for the league to start.

## **ACCOMMODATION**

### **Private Accommodation**

The private accommodation consists of: three bedrooms, large lounge/diner, kitchen, office and bathroom.

## **FINANCIAL**

**Security deposit:** £2,000

**Estimated Annual Turnover (Net):** £341,300

These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only.

### **No rent applicable on this agreement**

This opportunity is for you to run your own pub as a self-employed manager taking home 18.5% of the net weekly sales plus incentives. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs, whilst you take care of the employment costs relating to your staff, 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 Development and Wellbeing.

## **BDM VISION**

Derick Cooper, Business Development Manager for the Dog and Partridge is seeking an experienced town centre operator that has experience in leading an entertainment led site, whether it's high active weekend entertainment or mid-week bingo and quiz the operator must be happy to take to the microphone and drive participation and footfall. Already with a great and loyal following it needs a new operator that can take the site to a new level and capitalise on footfall especially during busy weekend evenings



3+ Private  
Bedrooms



Function Room



Live Music



Sports Teams