admiral
TAVERNS



DUTCH BIRDS INN, FAILSWORTH

FAILSWORTH, M35 9AN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Dutch Birds is a popular community pub situated on the busy Oldham Road, Failsworth. The end of terrace building is ideally located amongst many houses and other local businesses and is part of a circuit of four pubs in Failsworth. Conveniently located between Oldham and Manchester, Failsworth has excellent transport links and is in close proximity of the M60.

Pub Layout

Entrance is via the small external drinking area at the front of the pub and leads directly into the open plan trade space. The U-shaped bar servery is centrally located and allows easy service to all areas of the pub. To the left-hand side of the pub is both fixed and loose seating and a stage area. To the rear, a currently unused area which could house either a pool table or lend itself to a dining area, the catering kitchen is accessed via this area. The right-hand side of the pub has space for more seating and should house the dart board and gaming machine.

TRADING STYLE

Trading Style:
The Dutch Birds is a community pub with a loyal core customer base. The potential here lies in creating a strong entertainment schedule which includes live music and karaoke, welcoming pool and darts teams and offering a simple food menu. With a strong rhythm of the week, which is well marketed the Dutch Birds can cater for various clientele throughout the week. There isn't a food offering at the moment but with a small kitchen a back bar food offer could be available.

ACCOMODATION

Private Accommodation
The private accommodation consists of two bedrooms, kitchen, living room and bathroom.

FINANCIAL

Weekly Rent: £384.62
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options 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
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.

BDM VISION

The Dutch Birds is driven through wet sales and has the opportunity to be a bustling community pub, catering for all ages and interests. There is room to develop the current offer by providing entertainment including a range of sports and live television. The key to making this business a success is consistency in all areas.

Beer Garden | Kitchen | Live Music | Sports Teams

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