



FAIRHAM HOTEL, NOTTINGHAM

NOTTINGHAM, NG11 8LT

**AGREEMENT TYPE:
OPERATOR MANAGED**

**YOUR INVESTMENT:
£2,000**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

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We're delighted to announce one of our largest investments yet, with £520,000 being invested into the Fairham Hotel in Nottingham. This isn't just another refurbishment it's the creation of a spectacular Proper Pub, offering something truly special for the Clifton community. Situated in a busy residential area to the south of Nottingham city centre, the Fairham Hotel occupies a prominent corner plot opposite the Clifton Football Club playing fields. The area has seen significant growth and development in recent years, with improved transport links such as Derby Parkway Station and East Midlands Airport nearby. The pub also benefits from close proximity to Nottingham Trent University, as well as a range of local amenities including schools, leisure centres, playing fields and supermarkets, ensuring a strong and diverse customer base.

Pub Layout

The Fairham Hotel will undergo a full internal and external transformation, creating a warm, modern, and welcoming space that caters to all. Inside, the open plan layout will be carefully zoned to provide distinct areas for different occasions. A dedicated sports area will feature a pool table, two darts boards, and multiple large screens, complemented by new fixtures and fittings. The centrally positioned bar will serve as the heart of the pub, designed to efficiently service every part of the venue. Overlooking the bar will be a raised area with comfortable fixed seating and carpeted flooring, ideal for relaxed drinks and catch ups with friends, while the larger open space to the right will combine carpet and wooden flooring to create a versatile seating area suitable for all types of gatherings. Externally, the transformation will be just as impressive. The large car park will accommodate more than twenty vehicles, ensuring convenient access for all visitors. The front of the pub will feature new outdoor tables and a grassed area, providing a pleasant space to sit and watch the world go by. The outside space is something of a wow factor with space for 180 locals to enjoy! To the rear, locals will discover something special an inviting garden area with outdoor screens, enclosed seating perfect for cooler months, and an additional grassed area complete with a table tennis table. This flexible outdoor space will be ideal for hosting community events and summer

TRADING STYLE

The Fairham is set to be the go to destination for live sporting action, offering the full Sky Sports and TNT Sports packages. All major fixtures will be shown on strategically positioned TV screens throughout the pub, creating an electric matchday atmosphere that keeps customers coming back. Beyond sports, The Fairham has huge potential to become a true community hub, hosting a range of events and activities to suit all audiences. There are exciting opportunities to introduce charity fundraisers, quiz nights, and daytime entertainment such as music bingo, play your cards right, and other fun, interactive events that bring people together. Guests can enjoy a diverse and high quality drinks selection, featuring leading brands, weekly promotions, and monthly deals that deliver great value. Weekend entertainment will keep the energy high with lively karaoke nights and discos that attract a vibrant, diverse crowd. There's also untapped potential to grow the sporting side of the pub by forming new pool, darts, and football teams, strengthening The Fairham's ties to the local community. At Proper Pubs, we believe in making a positive impact in every community we serve and The Fairham embodies that

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, lounge, kitchen, bathroom and a separate office. This can be accessed through the bar and an external entrance. The private accommodation will be invested in a be a safe and welcoming place for an operator and family to call home.



3+ Private
Bedrooms



Beer Garden



Car Park



Live Music



Sports Teams

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, public liability 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

Business Development Manager Steph Briggs is thrilled about this investment! The Fairham is set to become something truly special. We're looking for an individual or couple with the drive and dedication to make a real difference. Given the scale of this business, proven experience in running and operating a successful community pub is essential. This is a fantastic opportunity for those who have already demonstrated their ability to manage a vibrant local pub and are now ready to take it to the next level. The ideal operator will bring ambition, strong leadership, and high operational standards, ensuring the pub is run efficiently and maintained to an excellent standard. Above all, the successful candidate will put the community at the heart of everything they do, continuing to make The Fairham a welcoming and inclusive hub for the local area. To thrive in this role, you'll need passion, creativity, and energy especially when it comes to promotion and event planning. From live entertainment and community gatherings to family occasions, you'll create events that bring people together and meet the diverse needs of the local community. If you have the experience, enthusiasm, and vision to make The Fairham the go to destination for locals and visitors alike, we'd love to hear from you.



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