admiral
TAVERNS



FAIRHAM, NOTTINGHAM

NG118LT

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Fairham was invested in in 2025 and it was one of our biggest spends to date. This wasn'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 underwent a HUGE transformational investment in 2025 and is in super condition throughout. creating a warm, modern, and welcoming space that caters to all. Inside, the open plan layout has been carefully zoned to provide distinct areas for different occasions. A dedicated sports area features a pool table, two darts boards, and multiple large screens, complemented by new fixtures and fittings. The centrally positioned bar serves as the heart of the pub, designed to efficiently service every part of the pub. Overlooking the bar is 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 combines carpet and wooden flooring to create a versatile seating area suitable for all types of gatherings. Externally, the transformation is just as impressive. The large car park accommodates more than 20 vehicles, ensuring convenient access for all visitors. The front of the pub features 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!

TRADING STYLE

The Fairham is 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 pub has a pool league on a Monday and a darts league on Wednesday, the current operator has also introduced a junior team too. At the moment there is a weekly quiz night too on a Wednesday, there is still bags of untapped potential think music bingo, play your cards right and an increased focus on local charity events. The pub has started to establish itself with charity events and we would want the new operator to keep driving this. Locals can enjoy a diverse and high quality drinks selection, featuring leading brands, weekly promotions, and monthly deals that deliver great value. Weekend entertainment is high energy with a diverse entertainment programme from Karaoke, live bands and solo artists proving popular.

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 was invested in and is in great condition throughout, creating a safe and welcoming place for an operator and family to call home.

3+ Private Bedrooms | Beer Garden | Car Park | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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FINANCIAL

WHY CHOOSE PROPER PUBS?

- Low £2,000 security deposit
- No rent to pay
- Earn 18.5% of net weekly sales
- Up to four bonuses giving you the opportunity to earn additional income
- Running costs covered, including business rates, and utilities, with no stock to purchase
- Employers' Liability and Public Liability insurance paid for by Proper Pubs
- Training package provided FREE of charge for you and your team, covering areas including marketing, social media, cellar management, stock and auditing
- 30+ FREE e-learning courses for you and your team
- Ongoing support to help you build your skills, grow your business and get the best from your pub

Estimated Annual Turnover (Net): TBC
These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only.

BDM VISION

Business Development Manager John Previll 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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