admiral
TAVERNS



FLEECE INN, ELLAND

HALIFAX, HX5 0BB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Fleece Inn is a stunning 17th Century, Grade II* listed, traditional stone-built building situated in the market town of Elland, West Yorkshire. The pub itself is a short walk away from both the town centre and the River Calder, and is surrounded by a mix of residential properties and local businesses. The local population totals over 300,000 residents within a 5-mile radius of the pub, giving a strong catchment area for potential trade.

Pub Layout

Both of the main front doors lead into the main bar area, featuring period fixtures and fittings, stone floors, exposed stone walls and wooden beams reflecting the heritage of the building. The entrance hall to the left of the pub leads to the toilets, with an access door to the main bar. The main bar seating area caters for approximately 25-30 covers and is served by one central bar stocking a range of popular products. Access to the well-appointed catering kitchen is located to the rear of the bar servery. To the right and rear of the main bar is a separate games room with pool table, dartboard and TV, and a small snug seating area is situated at the front. Further to the right of the pub is the large, split-level function room area. On the ground floor there is a separate bar, kitchen area, servery, dance floor with DJ booth and loose seating for 25-30 covers, with stairs leading up to a mezzanine level featuring period seating for an additional 25 covers and exposed beams. Externally to the front, the Fleece boasts a beautiful beer garden with bench seating and childrens play area, along with parking for approximately 15 vehicles. Additional parking for approximately 10 vehicles can be found at the rear of the pub, along with separate entrances to the bar and kitchen.

TRADING STYLE

The Fleece currently trades with approximately 60:40 wet/dry split, although the development of the food trade would be a priority for any potential operator given the local demographic and style of the pub. Pub teams in pool and darts are planned for the upcoming seasons, with the popular function room providing an extra income stream. There is a good, established regular trade which provides a solid foundation for growth, and the garden area provides a welcome seasonal boost during the summer months.

ACCOMODATION

Private Accommodation

The private accommodation is on the first floor, is in good order and features a lounge, kitchen, bathroom and three bedrooms. An additional room is currently used as an office but could easily be used as a fourth bedroom if required.

FINANCIAL

Weekly Rent: £500.00
Estimated Annual Turnover*: £362,728
Security Deposit: £6,500
Working Capital: £4,000
Stock: £6,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Children Play Area | Function Room | Kitchen | Food Preparation Area

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

We are looking to work with an experienced food operator to build on the current established trade and take this stunning pub to the next level. Fostering current relationships with the local community will be essential to establishing a strong day-to-day trade, and strong plans should be in place to build every aspect of the business, from local drinks trade to destination food and function customers from further afield.

FUTURE PLANS

Admiral Taverns have a planned refurbishment which will include a sympathetic upgrading of the interior fixtures & fittings throughout the pub, along with extensive work on the outdoor seating and garden areas to make the most of this fantastic feature and provide comfortable spaces for year-round use – extending the patio areas to the front of the pub and providing additional covered seating, festoon lighting and heating.


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