admiral
TAVERNS



FLYNNS BOATYARD, GIRVAN

GIRVAN, KA26 9HH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Girvan, a charming seaside town on the Ayrshire coast, offers a pleasant mix of natural beauty and convenient connectivity, making it an appealing destination for both visitors and residents. The town is known for its caravan parks and guesthouses, which cater to seasonal visitors, especially during the warmer months when families come to enjoy the beach, the community leisure centre, and the seafront play area. The harbour, with its views over the water and maritime activity, adds to the town's appeal as a family-friendly destination. Girvan's blend of scenic beauty, tourism infrastructure, and road connectivity make it a vibrant coastal resort. The town is strategically located on the A77, a major route that links it to key locations such as Stranraer (a major ferry hub for Northern Ireland) and the larger cities of Glasgow and Edinburgh. This makes Girvan easily accessible for those traveling by road. The town has a unique traffic system, particularly around Flynn's, where a two-way traffic system narrows down into a one-way loop when traveling south through the town. The traffic heading north returns via the scenic harbour area before re-joining the two-way system at the same spot by Flynn's, a landmark on the left as traffic enters town.

Pub Layout

Flynn's Boatyard has truly transformed into a standout venue following its refurbishment, offering a cosy yet stylish setting for both locals and visitors. Upon entering from the main street, you're greeted by the warm and inviting public bar. The bar area, though compact, is cleverly designed with high-level poser tables and stools, complemented by booth seating that allows patrons to enjoy views through the large windows. This space also serves as a social hub, featuring TVs for watching live sports, making it a lively spot for locals to gather. To the left of the bar, you'll find both the ladies' and gents' toilets. Between the bar and the restroom area, a small set of steps leads down into the dining area, which has a relaxed and welcoming atmosphere. The dining space is thoughtfully arranged with a mix of low-level tables, chairs, sofas and booth seating, giving guests a variety of seating options. This area also has its own entrance from the side of the building, providing easy access for diners. One of the standout features of Flynn's Boatyard is its conservatory, located just to the left of the stairs. With views over the

TRADING STYLE

Flynn's Boatyard, with its current 60/40 split between wet and dry sales, is a thriving business that capitalizes on its lively bar atmosphere and traditional food offerings. Live televised sports are a key driver of footfall, drawing in regular guests who enjoy the vibrant atmosphere, enhanced by attractive drink promotions. The traditional food menu serves as a solid foundation, but there's clear potential to attract holiday makers and caravan trade, expand and increase the food offer and capitalise on passing traffic.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

Beer Garden | Function Room | Kitchen | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £423.08
To help you get off to a strong start, an introductory rent significantly below the headline rent of £22,000 will be offered to allow the new licensee(s) to establish and build the business during the early trading period.
Stepped rent structure (introductory period):

- **Weeks 1–8:** £100 per week plus VAT
- **Weeks 9–14:** £200 per week plus VAT
- **Weeks 11 onwards:** £423 per week plus VAT

Estimated Annual Turnover*: £329,864
Introductory Marketing Support Offer: Get up to £300 to kickstart your pub.
Security Deposit: £3,000 (with build up to £5,500)
Working Capital: £2,000
Stock: £5,000
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.

BDM VISION

Admiral Taverns are looking for an experienced local license who understands the area and the community, including its demographics, preferences, and seasonal trends. This knowledge will inform decisions about the pub's offerings and marketing strategies. While not strictly necessary, kitchen experience would be beneficial for ensuring the success of Flynn's Boatyard's food offering. Alternatively, the licensee should have a clear vision for hiring a skilled kitchen manager who can oversee the food operations, ensuring high-quality dishes and efficient kitchen management. The licensee should be proactive, creative, and willing to capitalize on opportunities, be personable, approachable, and actively involved in community events.


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