



HANBURY, SWANSEA

SWANSEA, SA1 5HG

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Hanbury is a large fronted city centre pub, situated just a stones throw away from large retail outlets and local shops. Swansea caters for both the growing student market and visiting tourists enjoying all this seaside city has to offer. The pub has a great reputation and is known as the 'go to' venue before hitting the late-night city centre clubs and bars.

Pub Layout

The Hanbury is a spacious pub with approximately 60 covers all serviced by the impressive well stocked bar. The product range is vast catering for both the local and student market. The décor throughout is in good order and the pub has plenty of booth seating balanced with smaller individual tables for the many locals to gather and meet with friends. The pool table is in its own area which could also be utilised for small functions. Due to its location, there is a small smoking solution to the rear and plenty of pay and display car parks within walking distance to the pub.

TRADING STYLE

The Hanbury is well supported all year round with a steady local trade and a bustling student market. The pub has established a great reputation for live music and is the venue of choice for young new bands starting out. There is a local pool league during the mid-week although the pub has potential to develop a strong rhythm of the week with quiz nights and community events. Unlocking the growth in the very popular cask market would be advantageous to draw in new clientele. Although the pub has no kitchen a small back bar food offer could easily be achieved with the likes of pizza's and pies.

ACCOMMODATION

Private Accommodation

The private accommodation consists for two bedrooms, bathroom, kitchen and sitting room all in reasonable order.

FINANCIAL

Annual Rent: £22,500

Security Deposit: £5,000

Working Capital: £3,000

Stock: £2,000

Fixtures and Fittings: Upon Valuation – funding options 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.

Training: £325 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The Hanbury is a little hidden gem within the city centre that has a lot of appeal to a wide variety of customers. It is well supported by a strong local community and a large group of regulars. I would be looking for a licensee(s) who could continue to build these strong links with the community but also willing to take risks to try new ideas to encourage