admiral
TAVERNS



HONEST BOY, WASHINGTON

WASHINGTON NE37 1LL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Honest Boy is situated in the heart of the village of Blackfell, Washington. The village comprises a range of local amenities and independent businesses, as well as a primary school. Blackfell is a densely populated area, resulting in a number of surrounding chimney pots overlooking the pub. When Washington New Town was developed, each village was provided with its own industrial estate to support local employment. The Honest Boy benefits from strong transport links, with easy access to major roads including the A1(M), and is served by regular bus services throughout the day.

Pub Layout

The Honest Boy comprises two main trading areas. Recently refurbished both internally and externally to a high standard, the main bar can comfortably accommodate up to fifty covers, with flexible loose seating and space for vertical drinking. This area also features a wall of dartboards, a pool table, multiple televisions, and a large projector screen, making it ideal for live sporting events throughout the year. Adjoining the main bar is a spacious function room that performs well for local family celebrations, live music and private parties. Tastefully refurbished, the room offers a combination of low-level bench seating and loose seating, with a blend of wooden and tiled flooring. Attractive wall coverings are complemented by a lower seating area featuring carpeted flooring and softer furnishings, creating a versatile and welcoming space for both diners and private events. A prominent bar and dedicated DJ booth further enhance the room's appeal. The lounge/function room is accessible via the pub or through a separate external entrance.

TRADING STYLE

The Honest Boy is a well-established local community pub, recognised for its strong drinks offering alongside the opportunity to develop a traditional, affordable food menu. It benefits from support within the local area and consistently achieves footfall, particularly during live sporting events, which act as a key driver of trade. The pub also hosts a range of pool, darts, and dominoes teams. These teams regularly hold league fixtures at the venue, reinforcing its role as a central meeting place within the community. In addition, The Honest Boy benefits from a separate function room, providing a versatile space ideal for private parties, social gatherings, or potential use as a dedicated restaurant area, offering further opportunities for growth and diversification.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor of the pub and is generously spacious, with three bedrooms, kitchen, living room and a bathroom.

3+ Private Bedrooms
Car Park
Function Room
Kitchen
Food Preparation Area
Live Music
Sports Teams

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FINANCIAL

Weekly Rent: £403.65
To help you get off to a strong start, an introductory rent significantly below the headline rent of £20,990 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:** £201.82 per week plus VAT
- **Weeks 9 onwards:** £403.65 per week plus VAT

Estimated Annual Turnover*: £268,632
Security Deposit: £5,250 – negotiable
Working Capital: £2,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.
Zero Business Rates* Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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 a community-focused licensee who will become part of the local area and build strong relationships with nearby businesses and charities. A catering background would be helpful but isn't essential. Good local knowledge is important, along with an interest in sport especially local teams, to help grow the current offering. The ideal candidate will be enthusiastic and motivated, with basic marketing skills, good business sense, and strong attention to detail to ensure high standards are maintained throughout the pub.

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