admiral
TAVERNS

MANOR CASTLE, SHEFFIELD

SHEFFIELD, S2 1UJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Manor Castle is situated on the outskirts of Sheffield, close to the historic Sheffield Manor Lodge ruins and visitor attraction. Also known locally as Manor Castle, Sheffield Manor Lodge was originally built around 1516 within what was then a large deer park to the southeast of the city. Today, the attraction draws a steady flow of tourists to the area, benefiting nearby businesses including the pub. The pub occupies a prominent corner position on Manor Lane, within a community that features a mix of new-build and redeveloped housing. The area benefits from excellent transport connections. Sheffield railway station provides frequent services to Manchester, Liverpool and Leeds. The nearby M1 motorway is just fifteen minutes away, offering direct routes towards Leicester and Leeds.

Pub Layout

The Manor Castle is traditionally decorated throughout. Upon entry to the pub, via the front door, you are greeted by a small hall area. A door to your right leads you into the main trading area which has a mixture of fixed seating and soft furniture and is the main gathering area for locals. This area has a large open fire for those cosy winter nights and is in keeping with the traditional aspect of the pub. A central bar services both the main room and the second trade space complete with a pool table. Back through to the lobby area, doors lead to the ladies and gents toilets with another door leading you through to the additional trading spaces, here you will find two rooms boasting plenty of mixed and loose seating, including a lovely tap room with wood panelling. Although the Manor Castle does not have a car park this does not impact the trade of the pub as the community is within a short walking of the pub and parking is located near by.

TRADING STYLE

The pub operates as a wet-led venue with a strong community focus. It enjoys consistent support from local residents throughout the year, as well as increased trade from tourists during peak seasons. The retail offer flexes to reflect seasonal demand, ensuring there is always something to appeal to a broad customer base. Regular activities include pub games and local sports teams, alongside a well-established weekly rhythm of events such as live entertainment, DJ and karaoke nights, “Open the Box” promotions, and community-led events. A strong value-led drinks offering is complemented by a selection of premium lagers, as well as a range of wines and spirits, providing choice for all tastes while maintaining an accessible price point.

ACCOMODATION

Private Accommodation

The living accommodation is located on the first floor and consists of three bedrooms, a small office, a bathroom, kitchen and lounge.

3+ Private Bedrooms
Beer Garden
Cask Ale
Live Music
Open Fire
Sports Teams

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FINANCIAL

Weekly Rent: £216.35
Estimated Annual Turnover*: £220,849
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,000
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 *
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 is offering an excellent opportunity for a passionate and community-driven licensee to take the helm at The Manor Castle. This is an ideal prospect for someone with a strong focus on local engagement, who is eager to become the face of the business and firmly position the pub at the heart of the community. The successful licensee will have the vision to build on the pub's existing wet-led offer, further developing its range of premium spirits, wines and lagers to attract both loyal locals and visiting tourists. A well-executed marketing plan and a strong, consistent rhythm of weekly events will be key to driving footfall and sustaining trade throughout the year. The Manor Castle presents an exciting opportunity for someone looking to begin a new career in the pub industry, with the backing of an established pub company and the potential to grow a vibrant, community-focused business.

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