



## MEADOWS, BRANSHOLME

### BRANSHOLME, HU7 4HA

**AGREEMENT TYPE:**  
LONG TERM AGREEMENT (5 YEAR TENANCY)

**YOUR INVESTMENT:**  
£8,000

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

The Meadows is a well-established local public house located on Minehead Road in the residential suburb of Bransholme, part of the larger Hull (HU7) community of around 47,000 residents. The pub sits within a predominantly residential catchment, surrounded by terraced housing and family homes, with a strong local customer base. The area benefits from good transport links via regular bus services into Hull city centre, and easy access to regional rail services from Hull and Cottingham stations. Bransholme offers a range of local amenities, schools, and community facilities, supporting both families and commuters. Overall, this location presents a solid local trading environment with strong potential to build on community trade

### Pub Layout

Upon entering the pub, customers are welcomed into a choice of two good-sized trading rooms, both served by fully fitted, well-presented bars. A good standard of fixed and loose furniture is provided throughout, creating a comfortable and practical environment for everyday trading. The main bar is the hub of the business and is particularly popular with local customers, featuring a pool table, dartboard, digital gaming machines, and several TVs for live sport viewing. To support a strong food offer, the property also benefits from a good-sized, well-equipped commercial kitchen, suitable for a variety of catering styles.

## TRADING STYLE

The pub has been run by the same licensee for many years and benefits from a loyal, well-established customer base who value its welcoming, friendly atmosphere and strong sense of community. Traditionally wet-led, the business enjoys a consistent drinks trade supported by regular entertainment and community activities, making it a popular and reliable local meeting place. There is clear scope to enhance the offer further through the introduction of a simple food menu and traditional Sunday roasts. Highly regarded by regulars for its relaxed environment, approachable service, and social appeal, the pub continues to perform as a well-loved community venue at the heart of the neighbourhood.

## ACCOMODATION

### Private Accommodation

This accommodation consists of 3 bedrooms, kitchen, bathroom and lounge. The private accommodation has its own separate entrance without needing to go through the trade area.

## FINANCIAL

**Annual Rent:** £21,500

**Security Deposit:** £2,000

**Working Capital:** £2,000

**Stock:** £4,000

**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



Function Room



Kitchen



Food  
Preparation  
Area



Live Music



Sports Teams

## BDM VISION

This represents a challenging yet highly rewarding opportunity to reopen and re-establish a well-loved community pub, with strong support available for the right applicant. Success will be driven by actively engaging the surrounding community through regular entertainment, promotions, and local initiatives, while creating a welcoming and friendly atmosphere for residents. The ideal licensee will focus on the fundamentals of great hospitality, building strong relationships with customers, and encouraging local sports teams and social groups to make the pub their base. With energy, commitment, and a community-first mindset, there is clear potential to rebuild this pub into a thriving and well-supported local business.



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