

## Midland Hotel

Normanton, WF6 2AR

### AGREEMENT TYPE

Tenancy

### FACILITIES

- 3+ Private Bedrooms
- Live Music
- Sports Teams
- Cask Ale
- Kitchen
- Beer Garden



CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The Midland Hotel is a three storey detached property located in the market town of Normanton benefiting from the high street shops and amenities that are only a two minute walk away from the pub with Normanton train station close by too. Normanton in West Yorkshire lies five miles from Wakefield and six miles from Pontefract and has a population of approximately 22,000.

### Pub Layout

The outlet trades from an open plan trading area. On entering, you are faced with the central bar servery and a raised seating area to the left. To the right of the pub is the bar area with seating for up to 50 people and a pool table and darts area at the back. The ladies and gents toilets are located to the rear of the pub with the partially equipped catering kitchen located behind the bar. The pub benefits from a 15 space car park to the rear of the building. Also, to the rear of the pub is a quaint courtyard with a decked area and artificial grass to create an easy to maintain mini beer garden.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is located on the second floor and consists of three bedrooms, including separate lounge, kitchen and bathroom all in reasonable order.

### BDM VISION

The Midland is a charming pub and the successful applicant should exhibit the skills to develop trade through quality cask ale, food and entertainment throughout the week. I am looking for an engaging and determined individual or couple to keep the already loyal clientele along with attracting a new market to increase footfall. The successful applicant will need to have strong marketing and merchandising skills including a strong social media presence.

### TRADING STYLE

The Midland Hotel is a town centre pub that is driven mainly by weekend and daytime trade however there is scope to develop the pub further by offering entertainment such as quiz nights and poker nights and also by introducing and supporting pool and darts teams. Friday and Saturday nights are already popular with karaoke and DJs. Although food is not being served, there are facilities available in order to grow a value for money snack offer during the day to cater for the shoppers, office workers and families. There is also a huge opportunity to introduce cask ales and premium products to complement the recommended food offer.

### FINANCIAL

**Annual Rent:** £19,750

**Security Deposit:** £5,000

**Working Capital:** £2,000

**Stock:** £3,000

**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:** £250 plus VAT

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