



PARK HOTEL, BLACKBURN

BLACKBURN, BB6 7SN

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Park Hotel is a detached two storey building which under went a refurbishment in 2017. Located in the town of Great Harwood which sits approximately four miles from the centre of Blackburn, the pub is surrounded by plenty of private housing and local businesses with several new housing estates currently being developed which are within walking distance. Great Harwood currently offers a bustling market every week as well as a monthly farmers market. The Park hotel sits on the edge of the town centre on a busy main road into Great Harwood and it links the A680 to the M65 motorway.

Pub Layout

As you approach the pub from the front you will find the front seating area which is laid out nicely and attracts the sun, offering an inviting ambience. As you walk through the doors and into the restaurant, the bar is directly in-front of you with seating to the left which leads onto the large catering kitchen. The bar is very attractive with new pumps recently installed and an impressive wine selection. To the right there is a walkway to the small bar area which makes an ideal space for televised sports, the ladies/gents toilets can be located from here. Externally, there is a car park for up to 20 cars.

TRADING STYLE

Current trade is 60/40 to drink but this does vary some weeks depending on public holidays and weekends when the food is busier. The food offer is excellent with home-cooked pub grub (restaurant quality food) and the current trade is based on this. The Park has an excellent wet trade here due to the selection of beers, wines and spirits and the sports that are also on offer.

This pub has become the heart of the local community.

ACCOMODATION

Private Accommodation

Private accommodation consists of three bedrooms, lounge kitchen and bathroom. This is currently in good condition but would benefit from some minor repairs, remedial works & some enhancements upon being ready to trade.

FINANCIAL

Annual Rent: £22,000 (**Start Up Rent**£15,000)

Security Deposit: £5,000

Working Capital: £7,000

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: £325 plus VAT

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

BDM VISION

Admiral Taverns are looking for someone who will embed themselves into the local community and enjoys putting on live entertainment, offering good home cooked food, and wants to be involved with sports teams. Good retail standards with the intention of delivering exceptional customer service is an absolute must!