



## PARK HOTEL, BLACKBURN

### BLACKBURN, BB6 7SN

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£15,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

Located in the town of Great Harwood which sits approximately four miles from the centre of Blackburn, The Park Hotel is a detached building 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. 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 accessed from here. Externally, there is a car park for up to 20 cars.

## TRADING STYLE

Currently trade is 50/50 with food sales dependant on public holidays and weekends when it can be busier. The food offer is excellent with home-cooked pub traditional food and the current trade is based on this. The Park has an excellent wet trade with premium drinks offers and live televised sports which ensure the core of loyal regulars are kept happy and places The Park at the heart of the local community.

## ACCOMODATION

### Private Accommodation

The private accommodation, located on the first floor consists of three bedrooms, lounge kitchen and bathroom.

## FINANCIAL

**Annual Rent:** £22,000

**Security Deposit:** £5,000

**Working Capital:** £7,000

**Stock:** £3,000

**Fixtures and Fittings:** To be confirmed 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 a licensee who will immerse themselves in the local community while prioritizing live entertainment, quality food, and sports. Offering good home-cooked food is a priority, so the ideal licensee should have a strong background in food service and a passion for delivering delicious, high-quality meals and have a good eye for menu planning. Alongside a passion for community and hospitality, the successful licensee should possess a strong marketing plan and have the ability to identify and capitalize on opportunities for growth and improvement.

