admiral
TAVERNS



PARK HOTEL, BLACKBURN

GREAT HARWOOD, BB6 7SN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Situated in the town of Great Harwood, just five miles from the heart of Blackburn, The Park Hotel is a detached property surrounded by a mix of private residences and local businesses. The area is undergoing exciting development, with several new housing estates within easy walking distance. Great Harwood itself is a vibrant community, offering a bustling weekly market alongside a popular monthly farmers' market. Ideally positioned on the edge of the town centre, The Park Hotel benefits from excellent connectivity, sitting on a busy main road that links the A680 directly to the M65 motorway.

Pub Layout

As you approach the pub, you are welcomed by a sun-drenched front seating area, thoughtfully arranged to create an inviting setting. Stepping through the doors into the restaurant, the bar greets you directly ahead, with comfortable seating to the left that leads seamlessly to the large catering kitchen. To the right, a walkway opens to a cosy secondary bar area, ideal for enjoying televised sports, with convenient access to the ladies' and gents' toilets. Outside, there is a spacious car park accommodating up to 20 vehicles. Inside, the pub is decorated to an exceptional standard, with a harmonious blend of painted, papered, tiled, and exposed brick feature walls, complemented by a mix of wooden and tiled flooring. Large front-facing windows flood the space with natural light, while a welcoming log burner adds to the warm and inviting atmosphere. The restaurant area balances low-level loose tables and chairs with bench seating and soft furnishings, creating a versatile and comfortable environment. The open-view kitchen concept seamlessly integrates with the contemporary décor, combining style and functionality.

TRADING STYLE

At The Park, trade is currently balanced 60/40 in favour of dry sales over wet, with food revenue reaching its highest levels at weekends and on public holidays. The pub is well regarded for its high-quality, home-cooked traditional menu, which sits at the heart of its food offering. Complementing this is a robust drinks trade, supported by a premium selection of beverages and live televised sport that helps maintain a loyal base of regular customers. Together, its strong food and drink provision, along with community-oriented events, position The Park as a valued and central hub within the local area.

ACCOMODATION

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

3+ Private Bedrooms
Beer Garden
Car Park
Kitchen
Food Preparation Area
Live Music
Open Fire

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FINANCIAL

Weekly Rent: £432.69
To help you get off to a strong start, an introductory rent significantly below the headline rent of £22,500 will be offered to allow the new licensee(s) to establish and build the business during the early trading period.
Stepped rent structure (introductory period):

- **Weeks 1–12:** £216 per week plus VAT
- **Weeks 13 onwards:** £433 per week plus VAT

Estimated Annual Turnover*: £403,233
Introductory Marketing Support Offer: Get up to £300 to kickstart your pub.
The total initial investment payable upfront is £7,000; the £3,000 liquor stock cost will be repaid over time and is not an upfront requirement.
Security Deposit: £3,000 (with build up to £5,625)
Working Capital: £2,000
Stock: £5,000 – £3,000 liquor stock, £2,000 food stock.
The £3,000 to cover the initial liquor stock order is not required as an upfront payment. The new licensee will be able to repay this amount over an agreed period, in line with our terms.
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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns is seeking a licensee who will become a true part of the local community, with a focus on live entertainment, quality food, and sports. The ideal candidate will have a strong background in food service and a passion for delivering delicious, home-cooked meals, coupled with a keen eye for menu planning. In addition to a dedication to community and hospitality, the successful licensee will bring a proactive approach to marketing and the ability to identify and seize opportunities for growth and improvement, ensuring the pub continues to thrive as a vibrant local hub.


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