



PARK INN, OLDHAM

OLDHAM, OL2 8DW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Park Inn is a cosy community pub located in Shaw, Oldham. Shaw lies on the River Beal situated at the foothills of the South Pennines and is conveniently nestled in-between Oldham and Rochdale in Greater Manchester, providing excellent network links around the North West. Located in a densely populated area, with plenty of chimney pots the Park Inn also has the benefit of having a number of local businesses and shops around it, which attracts footfall and passing trade.

Pub Layout

The pub trades from a two bar servery, which services the main trading space and the dining area. To the left is the main bar, which specialises in real ales and craft beers, an ideal space for watching televised sports and consists of a mixture of fixed and loose seating. To the right, you will find the dining area of the pub which covers approx. 20 covers and can be utilised for quiz nights etc. The commercial kitchen is well equipped. The Park Inn benefits from having good outside space offering a spacious car park and seating areas to the front and rear suitable for al fresco dining.

TRADING STYLE

The Park Inn offers a warm and friendly atmosphere, currently providing home cooked food and a selection of real ales and craft beers. The pub lends itself to accommodating live music such as open mic nights and karaoke.

ACCOMODATION

Private Accommodation

The private accommodation consists of a Large living room, Kitchen, family bathroom and three bedrooms.

FINANCIAL

Weekly Rent: £317.31

Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £2,000

Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

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.

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 clean standards with attention to customer service and high standards.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Live Music



Sports Teams