admiral
TAVERNS



PARK VIEW, MANCHESTER

MANCHESTER, M9 0QJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£6,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Park View is a detached pub located in a residential area of Higher Blackley, close to the popular Heaton Park and is within walking distance of shops and amenities. Higher Blackley is located five miles from the centre of Manchester and nine miles to Oldham, it has a population of approximately 14,000. Higher Blackley is connected to Manchester city center and surrounding areas via several major roads, including the A664 (Rochdale Road), A576 (Middleton Road), and A664 (Oldham Road). These roads provide convenient access to nearby towns and the wider motorway network.

Pub Layout

The pub trades from a central bar serving both the function room and the bar areas. On entering the pub you are faced with the large servery within the bar area with plenty of seating for up to 40 covers. The pool table and darts board are also located in this area so naturally it is the main area for the regulars throughout the week. To the rear of the pub is a lounge that is used for functions and can cater for up to 50 people. The ladies and gents toilets are located to the left side of the pub and the catering kitchen is located behind the bar. The general condition of the pub and its fixtures and fittings are in good order. To the rear of the pub is a patio area with benches and a grassed area. There is also a car park for up to 20 cars.

TRADING STYLE

The Park View is a community local with a lot to offer. The pub currently provides entertainment at weekends including karaoke and live music, pub games such as pool and darts teams throughout the week, and benefits from showing Sky Sports. The pub is also popular for functions such as; christenings, birthdays and funerals. The local rotary club and other local groups also use the lounge for meetings. There is room for development on the food side here.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and consists of two bedrooms, lounge, kitchen and bathroom all in good order.

FINANCIAL

Weekly Rent: £173.08
Estimated Annual Turnover*: £194,344
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,500
Stock: £1,500
Fixtures and Fittings: To be confirmed upon valuation – Funding options available for the right licensee.
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
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

This pub is currently, only available on a short term agreement, however should a licensee with passion, motivation and drive push this business onto the next level we may consider something more long term.

3+ Private Bedrooms | Beer Garden | Car Park | Function Room | Kitchen | Live Music | Sports Teams

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