

Park View

Manchester, M9 0QJ

AGREEMENT TYPE

Short Term Agreement

FACILITIES

- 3+ Private Bedrooms
- Live Music
- Sports Teams
- Beer Garden
- Function Room
- Kitchen
- Parking



£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.

Pub Layout

The pub trades from a central bar serving both the lounge 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.

ACCOMMODATION

Private Accommodation

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

BDM VISION

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

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. Food is not currently being served however there is the facility to offer this utilising the support from Admiral Taverns catering team.

FINANCIAL

Annual Rent: £7,500

Security Deposit: £3,000

Working Capital: £1,500

Stock: £1,500

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: £250 plus VAT

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