



PINEAPPLE INN, BOLTON

BOLTON, BL1 7AL

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Pineapple enjoys a prime position at the end of a busy parade of shops, alongside a bakery, betting shop, takeaways, and a range of independent retailers. Situated directly opposite two supermarkets and benefiting from excellent public transport links, the pub is just two miles from Bolton town centre, making it easily accessible for both locals and visitors.

Pub Layout

Following a recent refurbishment, The Pineapple has been revitalised throughout, carefully balancing its traditional charm with modern design features. The open-plan layout provides a variety of seating options, including fixed booth seating and flexible loose seating, creating distinct yet connected areas, all centred around a welcoming main bar. A dedicated sports area has been introduced, featuring two dartboards with full branded backdrops, alongside a pool table to enhance the pub's competitive and social appeal. To the rear, the pub boasts two beer terraces: one a true sun trap, perfect for warmer days, and the other a covered, heated space that ensures year-round usability. Together, these outdoor areas accommodate around 40 guests and add real versatility to the offer.

TRADING STYLE

The Pineapple is a true community pub, firmly established as a hub at the heart of the local area. Live sport is a key driver, shown throughout the week across five internal screens, including an impressive 85-inch feature TV, with major events such as boxing drawing particularly strong crowds. The pub has built a strong reputation for its family-friendly atmosphere and community-focused events. Regular activities include a weekly quiz, along with a lively weekend entertainment schedule featuring karaoke, DJs, and live performers. Games are at the

ACCOMODATION

Private Accommodation

The living accommodation is extensive and comprises; a lounge, office, three bedrooms, kitchen and bathroom.

FINANCIAL

Security deposit: £2,000

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters. All new operators have comprehensive free training as part of their agreement.

- **STRIVE- The Proper Pubs way.** Held online over one day, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Derick Cooper, Business Development Manger is looking for someone who will continue to build on The Pineapple's strong community foundations, providing a welcoming home for local sports teams and traditional pub games including football, pool, darts, and dominoes. A key focus will be delivering a vibrant and varied entertainment programme, particularly at weekends, while also driving midweek trade through engaging activities such as bingo, quizzes, and raffles.



3+ Private
Bedrooms



Beer Garden



Live Music



Sports Teams