



PINNY, PENRITH

CUMBRIA, CA11 7TA

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Pinny is a traditional pub situated just off Penrith's high street, surrounded by a mix of shops, takeaways and other local businesses. Ideally located in the heart of the town, it benefits from excellent transport links, with the train station, bus routes and taxi services all within easy reach. Just three miles from the stunning Lake District National Park, the pub is well placed to attract both locals and visitors exploring the area. Its convenient location, only 17 miles from Carlisle, further enhances its appeal for locals and tourists.

Pub Layout

On entry, the bar welcomes you with its open plan and inviting layout, offering a comfortable and vibrant atmosphere. To your right, you'll find the bar area, which features two large TVs. The bar area itself is predominantly furnished with fixed seating, creating a cosy and communal space where guests can relax and enjoy their visit. For those who prefer a more elevated seating option, a few taller tables with stools are available, adding variety. To the rear of the pub is a darts board & pool table enjoyed by the locals and the pool team on a regular basis. The pub has a good product range with affordable pricing, there is numerous week day promotions making it popular for locals wanting value for money is a great little community pub.

TRADING STYLE

There is a huge opportunity to grow this pub by establishing a strong rhythm of the week and giving customers more reasons to visit throughout the week. Friday and Saturday nights currently generate the majority of sales, with DJ and karaoke evenings driving footfall. Introducing midweek activities, such as quizzes or bingo, could help build trade on quieter days and encourage repeat visits. The pub already has a pool team and a darts board, providing a great foundation to build on. Establishing a darts team and exploring sponsorship opportunities with local sports teams would help strengthen community relationships and attract new customers. Proper Pubs will provide Sky Sports, giving the new operator an opportunity to make sport a key part of the pub's offer. This means more than simply switching on the TVs for a match; it's about creating an atmosphere, encouraging customers to arrive early, stay afterwards and spend more time in the pub.

The focus should be on building a consistent weekly offer that drives sales, increases customer dwell time and establishes the pub as a real hub for the local community.

ACCOMODATION

Private Accommodation

The private accommodation is in good condition and consists of: Two bedrooms, lounge, kitchen and bathroom. Door provides access to roof terrace.



Live Music



Sports Teams

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 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

Martin Wood, the Business Development Manager is looking for someone who gets stuck in, thinks outside the box and isn't afraid to try something new. Someone who understands that success comes from more than what's on the bar; it's about the atmosphere they create, the relationships they build and the reasons they give people to keep coming back. The foundations are here. Now we need the right person to bring the energy, build the business and make this pub a real hub for its local community.



Live Music



Sports Teams