admiral
TAVERNS



POACHERS ARMS, CARDIFF

CARDIFF, CF3 5UP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Poachers Arms is a detached pub positioned on a busy main road in the heart of St Mellons, a well-populated town located south-east of Cardiff city centre, with approximately 15,000 residents. Surrounded by local amenities, the pub benefits from a prominent position that attracts both local custom and passing trade.

Pub Layout

The Poachers offers two main trading areas. The primary bar is accessed via the rear car park entrance and has a relaxed, welcoming atmosphere. Loose seating throughout makes it ideal for both individuals and groups, and it's a well-used space by the local community. The second trade area is currently set up for darts and pool, complete with its own separate bar. This versatile space could also be used as an overflow from the main bar, a dining area, or a function room with space for around 30 guests. It benefits from its own entrance at the front of the building, allowing for flexible use. To the rear, the pub also boasts a large car park and an inviting beer garden with additional seating, providing a great outdoor option during warmer weather.

TRADING STYLE

The Poachers Arms is very much a traditional community pub at its core, serving the local area while also having the potential to attract customers from further afield with the right offer. Currently, the pub hosts regular poker nights and is home to local darts teams, helping to create a lively and welcoming atmosphere.

ACCOMODATION

Private Accommodation

The private accommodation is a separate cottage to the rear which has two bedrooms, separate living room, bathroom and kitchen.

FINANCIAL

Weekly Rent:£365.38
Estimated Annual Turnover*: £318,190
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £5,000
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

The ideal licensee will be someone who's passionate about getting involved in the local community and keen to make the most of opportunities that bring people together while growing the business. Team sports, regular entertainment, and a strong weekly events programme will be key to driving the pub forward. The Poachers Arms also benefits from a large beer garden and spacious car park, both of which offer great potential to boost trade. There's also an opportunity to reintroduce a food offer, with Sunday lunch likely to be a strong starting point.

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

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