admiral
TAVERNS



POSTE HOUSE, LIVERPOOL

LIVERPOOL, L1 6BU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£17,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Poste House is tucked between Dale street and Victoria street and is a compact, wet-led city-centre pub with a strong, established identity. The pub dates from around 1820 and has a traditional, characterful interior. It trades across two floors: the ground floor has the feel of a traditional Liverpool pub, while the first-floor bar is closely associated with Liverpool's LGBTQ+ community and the surrounding pride quarter. Moorfields railway station is just just 250 meters away giving it great access to the Merseyrail network and there are also several bus stops in the area so there is plenty of pedestrian and public-transport accessibility.

Pub Layout

Customers enter directly from Cumberland Street into the ground-floor trading area, which has a traditional pub feel with fixed and loose seating and its own bar servery. Stairs lead to a separate first-floor trading room with a second bar, giving the licensee the ability to create two complementary atmospheres within one venue. On the third floor there is an office and a disused kitchen/preparation area. There is only a very small rear yard, so whilst there is no meaningful beer garden or external customer trading area there is space where customers can step outside to smoke, rather than smoking outside the main entrance.

TRADING STYLE

Known locally as 'The Postie'. The pub is wet-led only with a mixed customer base, including established regulars, members of the LGBTQ+ community, city-centre workers, shoppers and visitors. The business benefits from a clear point of difference, good city-centre accessibility and a reputation for friendly service and affordable drinks.

ACCOMODATION

Private Accommodation
There is no private accommodation.

FINANCIAL

Weekly Rent: £577
Estimated Annual Turnover*: £258,239
Security Deposit: £7,500
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 vision is to retain and strengthen the Poste House as a well-run, inclusive and good-value city-centre pub, protecting the traditional ground-floor appeal while making the most of the first-floor bar's strong connection with the LGBTQ+ community. The licensee should preserve the venue's authentic, no-fuss character rather than overcomplicate the offer. Priorities should be consistently strong drinks quality, a clean and well-maintained environment, visible leadership, welcoming service, appropriate entertainment and event activity, and active promotion within the pride quarter and wider city centre. The ideal applicant will be a confident, hands-on licensee with strong wet-led bar experience and the resilience to manage a late-night city-centre business. They should understand inclusive hospitality, be comfortable engaging with a broad and diverse customer base, and be able to lead and retain a reliable team

Cask Ale Live Music Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns