admiral
TAVERNS



PRINCE MADOC, COLWYN BAY

COLWYN BAY, LL29 8BU?

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

This is your chance to take the reins of a pub on the rise. With **£342,000** being invested by Proper Pubs, the Prince Madoc is undergoing a major refurbishment that will breathe new life into the customer areas, toilets, cellar and accommodation.
The Prince Madoc, Colwyn Bay, is a well-known high street pub occupying a prominent town centre location with strong footfall and excellent visibility. Situated just minutes from Colwyn Bay railway station, with direct links across the North Wales coast, and close to shops and local amenities, the pub sits at the heart of a well-established community.

Pub Layout

Following the refurbishment, customers will enter from the busy Colwyn Bay high street into a bright, welcoming lounge area, complete with comfortable seating and large windows overlooking the town centre. Designed to encourage coffee catch-ups, daytime drinks and casual socialising, this refreshed front section makes the most of the pub's prominent location. Moving through the venue, the central bar remains the focal point, serving a variety of seating areas tailored to both relaxed drinking and live sport. Towards the rear, a dedicated darts and pool zones will create a lively community atmosphere, while entertainment will continue to sit at the heart of the offer. The new-look Prince Madoc will also feature fun, memorable touches throughout, including a disco button in the ladies' toilets, ensuring the pub appeals to everyone from daytime visitors to the late-night crowd.

TRADING STYLE

The Prince Madoc is a high-energy, value-led community pub that successfully transitions from a busy daytime local into one of Colwyn Bay's late-night destinations. Occupying a prominent high street position with strong footfall, the pub attracts a loyal customer base throughout the day, sports teams, shoppers and visitors to the town centre. During the daytime, trade is driven by live sport, community activity, casual drinks and social gatherings, with the new front lounge area creating an inviting space for coffee catch-ups and relaxed socialising.
As the day progresses, the atmosphere builds, with sport, pub games and entertainment becoming increasingly prominent. Pool, darts and regular events will be key drivers of trade, complemented by a strong community focus and excellent customer engagement. The pub's late licence until 3am allows it to capitalise on Colwyn Bay's evening economy, transitioning into a lively late-night venue that offers entertainment, atmosphere and value in equal measure.
Following the £342,000 refurbishment, the Prince Madoc will offer the best of both worlds: a welcoming community hub by day and a vibrant entertainment-led venue by night. This versatile trading style creates multiple revenue streams and provides an experienced operator with the opportunity to build a thriving all-day business at the heart of Colwyn Bay.

ACCOMODATION

Private Accommodation

The private accommodation is substantially sized with four double bedrooms, kitchen, lounge and bathroom. This will also be invested in making a home for the new operator(s).

3+ Private Bedrooms
Beer Garden
Live Music
Sports Teams

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

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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

Mark Knibbs BDM is looking for a confident, experienced operator who thrives in a fast-paced environment and understands how to manage a business that changes character throughout the day. The Prince Madoc needs someone with high energy, strong leadership skills and the personality to become a well-known face within the local community. The successful operator will be equally comfortable driving daytime trade and managing a busy late-night atmosphere, understanding that these are two very different customer occasions that require different approaches, standards and engagement. They will be highly visible within the business, passionate about creating memorable customer experiences and be able to build strong relationships with local customers, sports teams, community groups and evening regulars alike. I am looking for someone who doesn't wait for business to happen but actively creates reasons for customers to visit. They will have a proven track record in sports-led, entertainment-driven hospitality, be confident running promotions and events, and have the commercial awareness to maximise every trading opportunity throughout the week. Most importantly, they will embrace the energy and scale of the Prince Madoc. This is a pub that requires presence, personality and pace. The right operator will bring enthusiasm, ambition and a hands-on approach, building a reputation for great service, strong standards and a vibrant atmosphere from opening through to close.
In short, I am looking for an experienced community pub operator with the drive, resilience and charisma to lead a busy all-day business, inspire a strong team and establish the Prince Madoc as one of Colwyn Bay's standout venues.


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Beer Garden


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