admiral
TAVERNS



LOCK & KEYS, MANCHESTER

NEWTON HEATH, M40 2JN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Lock & Keys formally The New Crown Inn is located on Church Street, a busy high street in Newton Heath, surrounded by plenty of other businesses such as pubs, takeaways shops and beauty salons. Newton Heath is conveniently located 2.8 miles north-east of Manchester City centre and has a population of 9,883 and has easy accessible transport links. Newton Heath has strong links with Manchester United F.C, having been formed from the Newton Heath Lancashire and Yorkshire Railway Football Club.

Pub Layout

The main entrance is directly off the high street into the open plan trade space. There is one bar servery which is located to the left hand side of the pub, here you will also find access to the beer garden and to the toilets. To the right-hand side of the pub is the entertainment area with DJ box and dance floor, a small step-up leads to a sports area which houses the pool table. Externally there is a courtyard garden which is partially covered.

TRADING STYLE

The Lock & Keys is a wet led community pub that should have a focus on value drinks with well marketed drinks promotions and offers. The pub should be the hub of the community catering for a wide range of clientele who are accommodated through a strong entertainment schedule.

ACCOMODATION

Private Accommodation

The first-floor accommodation comprises of: Three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £269.23
Estimated Annual Turnover*: £210,940
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
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

Admiral Taverns are looking for an experienced licensee who has good knowledge of the area and can imbed themselves in the community. They will create a retail offer that attracts a range of different demographics. A great product range, excellent standards and strong marketing will be key.

Beer Garden | Function Room | Live Music | Sports Teams

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

admiraltaverns admiral_taverns