



SEABIRDS, BRIDLINGTON

BRIDLINGTON, YO16 7RX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,750

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

**** FULL REFURBISHMENT PLANNED ****

The Seabirds is a substantial, detached traditional pub located in a high-footfall coastal area of Bridlington, a popular Yorkshire seaside resort. Positioned on a main road just under two miles from the town centre and approximately half a mile from North Beach, the pub enjoys strong visibility and easy access for both locals and tourists. The area is highly frequented by holidaymakers, with numerous caravan parks and B&Bs within walking distance, creating a steady seasonal customer base. The Seabirds is also situated close to a range of shops, further enhancing passing trade potential. Bridlington is well-connected via its railway station on the Yorkshire Coast Line, operated by Northern, offering direct links to Hull, Scarborough, and other regional hubs.

Pub Layout

This characterful pub is arranged across two main trading areas, both served by a central round bar. At the front of the building, guests are welcomed into a lively bar area, complete with pool table, dartboard, and seating for around 30 guests ideal for casual drinks and community events. To the rear sits a much larger room, offering table seating for up to 70 guests. This flexible space is perfect for dining, private functions, or live entertainment. The pub is supported by a large commercial catering kitchen, generous storage areas, a basement-level beer cellar, and good-sized customer toilets. Externally, the site offers excellent facilities. There is a large car park with space for over 18 vehicles, a decked drinking area to the rear with a grassed lawn, and several benches at the front of the building, providing ample outdoor seating for customers in warmer months.

A full refurbishment scheme is set to breathe new life into the venue. Plans include complete external redecoration and refreshed signage, the addition of a new terrace seating area with festoon lighting, and bi-fold doors that open from the main building onto the terrace. Internally, the works will deliver full redecoration with updated fixtures and fittings, a refurbished bar servery and back bar, a brand new carvery unit, and upgrades to the toilet facilities. With its generous space, flexible layout, and significant investment in refurbishment, this property offers a rare opportunity to create a modern, welcoming pub that can cater to a wide

TRADING STYLE

The pub currently operates as a predominantly wet-led venue, with food service limited to a popular Sunday Carvery. There is no midweek food offering in place, presenting a clear opportunity for growth. The business enjoys a strong rhythm of the week, supported by established pool and darts teams as well as a regular quiz night, which help maintain consistent footfall and community engagement.

ACCOMMODATION

Private Accommodation

The private accommodation is in good order having been newly decorated, and consists of three good sized bedrooms, kitchen, lounge and bathroom.

FINANCIAL

Weekly Rent: £519.23

Estimated Annual Turnover*: £508,479

Security Deposit: £6,750

Working Capital: £5,000

Stock: £8,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *

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.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Sports Teams

BDM VISION

Admiral Taverns are seeking an exceptional and experienced licensee to lead the transformation of this fantastic pub into the go-to destination in the area. With a full refurbishment scheme already planned, this is a rare opportunity to help shape a revitalised venue from the ground up. The ideal candidate will bring a strong background in the hospitality industry, particularly in running a high-quality food operation and maintaining excellent operational standards. Your expertise will be key in complementing the planned investment and delivering a consistent, elevated guest experience. We're looking for someone with vision, energy, and strong marketing know-how someone who can not only engage with the local community but also attract seasonal trade and position the pub as a premier destination for food, drink, and events. This is an outstanding opportunity for a proven licensee to take on a well-located site with huge potential and play a central role in bringing a refurbished, modern community pub to life.

FUTURE PLANS

The upcoming refurbishment is designed to transform the pub into a vibrant, versatile destination with broad appeal. The reimagined bar area will cater to fans of pub games and live sports, offering an energetic and social atmosphere. In contrast, the lounge will provide a more relaxed setting, perfect for casual dining and drinks. Plans include complete external redecoration and refreshed signage, the addition of a new terrace seating area with festoon lighting, and bi-fold doors that open from the main building onto the terrace. Internally, the works will deliver full redecoration with updated fixtures and fittings, a refurbished bar servery and back bar, a brand new carvery unit, and upgrades to the toilet facilities. With its generous space, flexible layout, and significant investment in refurbishment, this property offers a rare opportunity to create a modern, welcoming pub that can cater to a wide variety of customers and trading styles

The refurbishment is subject to full Board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured, incorporating their vision for the look and feel of the business.



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Car Park



Cask Ale



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Live Music



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