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SHADY OAK, STOCKPORT

STOCKPORT, SK7 3PG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,975

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Shady Oak is a large, well-appointed, community pub located in the leafy Stockport suburb of Bramhall. Although slightly hidden away the pub benefits from being situated in the heart of the Redford Estate and is surrounded by chimney pots. It is a popular area with families and commuters to Manchester or Stockport. There are a number of transport links including three train stations all under 2km away from the pub with links to Manchester, Stockport and Stoke-on-Trent. Manchester itself is also around a 25 minute drive away and Stockport is only 10 minutes away by car.

Pub Layout

The main entrance to the pub is off the car park, through central double doors. Once in the pub there are a number of clearly defined zones that welcome a variety of clientele. To the left is a cosy snug area, popular with small groups and couples who enjoy meeting during the day for coffee and a light bite or unwinding after work with a drink. Beyond this sits a dedicated dining space with around 20 covers. A mix of high and low-level seating ensures it comfortably caters for different customer preferences. The centrally positioned, U?shaped bar provides excellent visibility across all daytime trading areas. Towards the rear of the pub is the vibrant sports zone, home to both a pool table and darts board and are both key attractions for the busy early evening crowd. To the right of the entrance is an elevated open-plan area offering approximately 50 covers. This versatile space is ideal for peak dining periods, such as Sunday lunch and works particularly well for functions. A bright sunroom adjacent to it provides an additional option for hosting more intimate gatherings. The catering kitchen is spacious and well equipped, supporting a wide range of menu options. Externally the pub has a well-presented beer garden. It's known in the area as a sun trap and gets very busy in the warmer months. The pub has a large car park which is shares with the retail unit.

TRADING STYLE

The pub is a community pub which offers something for everyone, from sports teams to cask ale fans to families enjoying the beer garden, and everything in between. The pub should have a simple menu with a strong focus on home cooked meals, using local suppliers where possible to deliver the sustainability and provenance that diners now expect. It should trade on a 80/20 wet/dry split. It should also have a premium drinks range that caters for the various occasions on which customers use the pub.

The retail offer should be consistent, with customer service and standards always the number one priority. A strong rhythm of the week needs to be introduced to ensure there is always a reason to visit and this needs to be marketed in professional way.

ACCOMODATION

Private Accommodation

The private accommodation is a decent size. There are three bedrooms, a bathroom, lounge and kitchen.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

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FINANCIAL

Weekly Rent: £480.77
Estimated Annual Turnover*: £407,468
Starting Rent – £275 per week (net) for first 6 weeks

- £500 towards marketing support available
- £1000 towards first trade order

Security Deposit: Initial £3,000 deposit building up to £6,250
Working Capital: £3,975
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

Ideally, we are looking for a couple or partnership to run the Shady Oak, with one who would focus on the kitchen and back-of-house operations, and the other leading front-of-house. They should have experience running a successful community pub and be capable of driving food and drink sales across multiple areas, including events, functions and team management. Strong financial backing and the ability to effectively market the pub across a range of platforms are essential.
The Shady Oak should become the go-to community pub for residents across the surrounding estates. It should offer quality, home-cooked food alongside well-kept ales and a carefully selected range of wines and spirits. Above all, it should be a welcoming place where customers can meet friends, celebrate special occasions, or simply enjoy a great meal without having to worry about the washing up.


3+ Private Bedrooms


Beer Garden


Car Park


Cask Ale


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Food Preparation Area


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