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SHEPHERDS ARMS, WAKEFIELD

HORBURY, WAKEFIELD, WF4 5DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Shepherd's Arms is situated on the edge of Horbury, a popular and well-established town within the Wakefield area of West Yorkshire. The town benefits from a strong community spirit, a variety of independent shops and businesses, well-regarded schools and excellent transport links, with easy access to the M1 motorway. Just a few miles from both Wakefield and Ossett, Horbury is home to around 15,000 residents and has a proud industrial heritage. Today, it remains a thriving and well-connected town, making it an excellent location for a community-focused pub business.

Pub Layout

The Shepherd's Arms offers two distinct trading areas, each with its own character. The main bar comfortably seats around 20 customers and is a popular spot for watching live sport on the big screens. Adjoining this is a dedicated games area, complete with a pool table and darts board, making it a favourite with local teams and regulars. Stone flooring, an open fire and historic photographs celebrating the area's heritage create a warm and welcoming atmosphere. The second trading area is primarily used for dining and can accommodate around 60 covers. Split into three sections, this flexible space also features a dedicated stage area, allowing it to easily transform into an entertainment venue for live music and events. A mix of carpeting, tiled flooring and comfortable furnishings gives the pub a relaxed feel and adds to its overall charm. During the warmer months, doors open onto a small seating area at the front of the pub, providing additional space for customers to enjoy. The pub also benefits from a fully equipped commercial catering kitchen, offering excellent support for an expanded food operation. Externally, The Shepherd's Arms boasts a wealth of outdoor space. To the front is a small seating area, while to the rear is a large enclosed beer garden with a decked area currently used as a smoking solution. This space is currently underutilised and offers fantastic potential for additional seating, family-friendly activities, outdoor events and community gatherings. The pub also benefits from an on-site car park with space for approximately 25 vehicles.

TRADING STYLE

Following a full refurbishment in 2022, The Shepherd's Arms is a popular community pub with a loyal customer base and a successful Sunday carvery. Live sport, free pool Thursdays and regular entertainment help keep customers coming through the door, while a well-stocked bar and strong local following provide an excellent platform for a new licensee to build on what's already there and put their own stamp on the business.

ACCOMODATION

Private Accommodation

The private accommodation, located on the first floor, comprises four large bedrooms, an office, a family bathroom, an extra-large lounge and kitchen.

FINANCIAL

Weekly Rent: £500
To help you get off to a strong start, an introductory rent significantly below the headline rent of £26,000 will be offered to allow the new licensee(s) to establish and build the business during the early trading period.
50% rent for 9 months – 39 weeks at £250 +VAT
Estimated Annual Turnover*: £304,780
Security Deposit: £3,000 (with build up to £6,500)
Working Capital: £3,000
Stock: £4,000
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

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Andy Longley, Business Development Manager, is looking for an ambitious and driven licensee with the determination to run their own business. With a successful Sunday carvery, loyal customer base and strong community ties, The Shepherd's Arms offers the perfect platform for someone ready to make their mark and build on an already established success.

Ideal Applicant

We're looking for someone with:

- A passion for hospitality and delivering outstanding customer experiences
- Experience within food-led, catering or kitchen operations
- The confidence and commercial awareness to run a successful business
- The drive to identify opportunities and maximise trading potential
- A flair for creating memorable events and experiences
- Strong leadership skills and the ability to build a motivated team
- A natural ability to engage with customers and become part of the local community
- The ambition to develop the pub into a thriving local destination

Think this sounds like you? If you're ready to turn your ambition into a thriving pub business and make your mark at The Shepherd's Arms, we'd love to hear from you.


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