



SMILING MULE, BRADFORD

BRADFORD, BD2 3HD

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Smiling Mule is a traditional brick property with a wealth of charm and characteristic features. The property boasts a great location, set back from a busy through road with lots of residential housing locally and a massive site behind the pub is currently under development for a new housing estate which will be a great new consumer base to target.

Pub Layout

The Smiling Mule has a great traditional feel with lots of spaces to explore. As you enter the pub, you come into the main lounge area served by the main bar. When you carry on through there is a rear snug with an open fire, a lovely place to enjoy a drink in a cosy, peaceful space with its own small bar servery. It will be no surprise that cask ales play a crucial part in this pub. Beyond the snug, there is a conservatory style room which has most recently been used for a pool table. It has a great view of the garden (as well as direct access). The garden is large and consists mainly of a large lawn with childrens play equipment and a raised decking area which could be used for outside entertainment. Some large trees to one side will require attention occasionally, and there is also an outbuilding with a servery for hot summer days etc. Externally to the front of the pub there is a small car park. The pub is in good condition albeit slightly dated, and will benefit from a tasteful refurbishment which enhances its features.

TRADING STYLE

The site is currently trading at a steady weekday wet trade, some of which is cask ale led. Evenings and weekends allow live sports, occasional live entertainment, functions and other rhythm of the week activities. This pub would ideally suit someone with local knowledge, a passion for cask ales and a passion for community wet-led pubs and what it takes to make them exciting to the local consumer. The ideal applicant will have a passion for basics being done to a very good standard and for marketing the site using all marketing media to ensure the offer/message reaches a large audience.

ACCOMODATION

Private Accommodation

The private accommodation consists of a kitchen/dining room, bathroom, lounge and three bedrooms. The standard is currently in need of an upgrade and the pub company commit to doing this as part of a bigger investment to the point of long term let.

*** The private quarters are currently not able to be used, with a planned refurbishment required. The pub is marketed as a “lock up and leave” business to begin with.**

FINANCIAL

Pre Capex Fianancials

Annual Rent: TBC – Stepped Rent Agreed:

- 3 months at £1 per week
- 3 months at £25 per week
- Ongoing at £80 per week
- One Month No Service Charge

Security Deposit: £2,000

Working Capital: £3,000

Stock: £1,000

Fixtures and Fittings: Upon Valuation – funding options available for the right licensee.

Tie: Partial Tie – Free of Tie on Wines & Minerals (pre capex)

Training: £325 plus VAT

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.



*** Based on the April 2023 rating list, the Nil Rates Payable is based on small business rates relief being applied and the licensee only occupying one property for commercial purposes.**

BDM VISION

This pub would ideally suit someone with local knowledge, a passion for cask ales and a passion for community wet-led pubs and what it takes to make them exciting to the local consumer. The ideal applicant





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