



SPINNERS, LEIGH

LEIGH, WN7 4SB

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Spinners was revitalised in 2024, benefiting from a £260,000 internal and external refurbishment with an additional spend of £50,000 in August 2025 to refresh the pub and has been kept to an excellent standard throughout. Located on Firs Lane, the pub is perfectly situated for the surrounding community and is just half a mile from the town centre. The pub is in close proximity to plenty of local shops and businesses that serve the population of approximately 43,000 with the majority of the local housing within easy walking distance of the pub. Leigh is a town in Greater Manchester located seven miles from Wigan and nine miles from Manchester. The closest train station to The Spinners is Atherton station approximately four miles away, with plenty of local bus routes providing easy access to the pub.

Pub Layout

Upon entering through the foyer, you are welcomed into the heart of the pub by a central bar that serves all areas, creating a strong focal point for customers. To the right is a raised area featuring a darts oche, offering a flexible space that can also host live entertainment or be comfortably sectioned off for small functions and community gatherings. The main trading area is a good size and carpeted throughout, providing a comfortable and inviting atmosphere. It is furnished with a combination of fixed and loose seating in keeping with the pub's décor, along with bar stools positioned around the bar. Private living accommodation is accessed from behind the bar, offering practical and convenient operator access. The beer garden is accessed via the rear of the pub, which also leads to the ladies' and gents' toilets. This is a fantastic outdoor space, featuring several wooden benches and offering great potential for social occasions and seasonal events. A small seating area to the front of the pub provides additional outdoor drinking space and enhances the pub's street presence.

TRADING STYLE

The Spinners is a community pub that benefits from strong local support and a loyal customer base. The pub has a clear sports focus, with Rugby League proving particularly popular, supported by the success of the Leigh Leopards. Live sport is a key driver, with both Sky Sports and TNT Sports shown throughout the pub. A varied drinks range is offered, with strong potential to drive sales through well planned promotions and attractive drinks offers. Entertainment has historically performed well, with live music and quiz nights proving popular. The incoming operator will have the opportunity to build on this by developing a strong and consistent rhythm of the week, creating regular reasons for customers to visit and engage with the pub.

ACCOMODATION

Private Accommodation

The private accommodation is in excellent condition consisting of three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Security deposit: £2,000

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters. All new operators have comprehensive free training as part of their agreement.

- **7 Steps to Sales Success Training Programme.** Held online over one day, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than



3+ Private
Bedrooms



Beer Garden



Car Park



Sports Teams

BDM VISION

Mark Knibbs, Business Development Manager, is seeking an individual or couple who are sociable, engaging, and passionate about becoming an integral part of the local community. A strong focus on community led events and a varied weekly programme is essential to drive footfall and rebuild trade. The successful candidate will have proven experience running a similar style of pub, with a strong track record in increasing trade and delivering engaging marketing and entertainment plans that actively support the local community. This business is a true rebuild opportunity, where success will be driven by a visible, hands on operator with a strong community presence. The pub benefits from both sports and entertainment, and these must be key focus areas for the new operators to attract and retain the local customer base. A confident and consistent presence on social media is essential, with the ability to use digital platforms effectively to promote events, engage the community, and drive trade.



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