



ST GEORGE, SWANSEA

SWANSEA, SA1 5NN

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

We're on the lookout for a new operator to join us in South Wales! Allow us to introduce St. George. This beautiful pub is in exceptional condition, offering a fantastic opportunity for the right operator. Located on the outskirts of the vibrant city of Swansea, the pub benefits from a prime position in this growing student hub, which also attracts a steady stream of tourists. Nestled just a stone's throw from the bustling high street and within walking distance of the picturesque seafront, it's perfectly placed to welcome locals and visitors alike, whilst ensuring the local community is kept close to the pub's retail offer.

Pub Layout

The pub boasts a tasteful and inviting décor with a layout that caters to a wide range of social preferences. Upon entering, you'll be welcomed by a prominent bar server, fully stocked with an extensive range of beverages to suit all tastes. To the rear of the space, you'll find a popular pool table and darts board, adding to the venue's lively atmosphere. To rear is the pool table and darts board which are well used. Three strategically placed TV screens offer access to Sky and TNT sports, ensuring guests can stay up-to-date with the latest matches. The flooring features a balanced combination of carpet and wood, creating a warm yet modern feel. The front of the pub offers a charming outdoor seating area—perfect for enjoying the sun and watching the world go by during the warmer months.

TRADING STYLE

The pub caters for all with a varied rhythm of the week, from students nights with competitive pricing on a Wednesday to a bustling Sunday fun day with Karaoke. There is a recent addition of a ladies darts team and free pool on a Thursday. This being said there is an opportunity to increase the entertainment offered over the weekend to cater for a wider audience a quiz night would also be welcomed. Encouraging team sports would further add to the income from the pub.

ACCOMODATION

Private Accommodation

There is three bedrooms, bathroom, kitchen and sitting all of which we are in great condition throughout following from investment. This is a perfect place to call home for a family or couple.

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 two days, 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 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal



3+ Private
Bedrooms



Beer Garden



Live Music



Sports Teams

BDM VISION

Terrie Spratt, Business Development Manager is seeking an engaging individual or couple with a passion for hospitality and the skills to connect with the local community. You'll be responsible for creating and executing a robust marketing plan that drives evening and week end sales, all whilst ensuring a safe and welcoming environment for our customers. Experience in running a similar style pub is essential with the St Georges and ideally in a student town, this pub has diverse clientele range and you will need to ensure that everyone is catered for.



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