admiral
TAVERNS




# STANLEY ARMS, PRESTON

## WESHAM PR4 3BL

**AGREEMENT TYPE:**
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**
**£10,000**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Stanley Arms is a charming community pub located on Garstang Road South, historically the main route through Wesham. Situated approximately half a mile from the pubs and shops of Kirkham town centre, it is surrounded by residential housing and small local businesses. The pub serves as a welcoming hub for the local community, offering a place for friends to socialise, watch football, enjoy food and drinks, and play pool. It benefits from its proximity to Kirkham and Wesham railway station and is located next to Fox's Biscuits factory, a major local employer. The Stanley Arms is also one of the closest pubs to AFC Fylde FC, a National League football club with strong local support. While local bus routes are nearby, the majority of the pub's trade is generated by the surrounding residential area.

**Pub Layout**

Upon entering, customers are welcomed into the main open-plan trading area, centred around a well-stocked island bar featuring dark wood finishes and traditional styling. The bar is complemented by a combination of fixed bench seating and loose tables and chairs arranged around the space, creating a comfortable and sociable environment. To the left of the bar is a dedicated games and entertainment area, housing a pool table, dartboard, and wall-mounted TVs showing live sporting events. This area also hosts live music and entertainment, contributing to a lively and energetic atmosphere. The ladies' and gents' toilets are located within this section, which also provides access to the rear beer garden courtyard. To the right of the bar is a more relaxed and informal seating area, ideal for dining or for customers seeking a quieter space to catch up with family and friends. Externally, the pub benefits from a paved courtyard offering a covered smoking area and seating for approximately 20 customers, providing a comfortable and inviting outdoor space for socialising.

## TRADING STYLE

The Stanley Arms offers an excellent range of popular and continental lagers, traditional cask ales, fruity ciders, and an attractive selection of premium gins, whiskies, vodkas, and party shots. Primarily a wet-led pub, it also caters for diners with breakfast and basket meals, with scope to introduce a popular Sunday lunch offer. All food is competitively priced and freshly prepared in the well-equipped catering kitchen to the rear of the pub. The pub benefits from a loyal teatime trade during the week, while weekends provide a relaxed and welcoming atmosphere where customers can enjoy live football, or a game of pool or darts with friends and live entertainment.

## ACCOMODATION

**Private Accommodation**
The private accommodation offers a spacious, well maintained living space and consists of three/four bedrooms, one of which can be used as an office. A living room, kitchen and bathroom.

3+ Private Bedrooms | Beer Garden | Kitchen | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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## FINANCIAL

**Weekly Rent:** £336.54
**Estimated Annual Turnover*:** £259,008
**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater
**Working Capital:** £2,000
**Stock:** £3,000
**Fixtures and Fittings:** To be confirmed upon valuation – funding options may be available for the right licensee.
**Zero Business Rates*** Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
**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

Admiral Taverns is seeking a passionate, community-focused licensee to take on the Stanley Arms, a much-loved local with fantastic potential. This opportunity would suit a first-time licensee eager to make their mark, as well as an experienced licensee looking to grow a community-led business. The successful licensee will be dedicated to creating a safe, inclusive, and vibrant social hub that appeals to all generations. From regular entertainment to televised & team sports alongside a welcoming food offer, the Stanley Arms has all the foundations needed to become a true focal point of the local community. A strong marketing approach will be key, with active promotion across social media platforms helping to engage the community, build loyalty, and drive footfall. While catering experience would be an advantage, it is by no means essential, enthusiasm, strong people skills, and a genuine passion for bringing people together are what truly matter. There is an exciting opportunity to further develop and enhance the existing food offer, introducing classic favourites that will appeal to families and local residents alike.


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