



## UNION ARMS, BRISTOL

### BRISTOL, BS10 6AG

**AGREEMENT TYPE:**  
**OPERATOR MANAGED**

**YOUR INVESTMENT:**  
**£2,000**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

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We're delighted to announce the Union Arms, formally known as the Treble Chance, is joining the Proper Pubs family. We are investing approximately £416,000 into what is already a great community local. The Union Arms is situated within the local residential area of Southmead, surrounded by a mix of commercial and residential properties, schools, health centres and parks are all within a short walking distance. The pub is embedded firmly within the local neighbourhood, serving the surrounding residents as a true community pub.

### Pub Layout

The pub is set to undergo a complete internal and external transformation, resulting in a warm, modern, and welcoming space designed for everyone to enjoy. Inside, the layout will be opened up to create a single bar operation, improving flow and making the best use of the available space. Thoughtful zoning will introduce distinct areas tailored to different occasions, ensuring the pub feels inviting whether you're stopping in for a quiet drink or a lively evening with friends. A dedicated sports area will feature a pool table, darts boards, and multiple large screens, all enhanced by stylish new fixtures and fittings. At the centre of the venue, a newly positioned bar will act as the true heart of the pub, designed for efficient service from every corner. Externally, the upgrades will be equally impressive. A new covered seating area and outdoor TVs will create the perfect setting for enjoying drinks with family and friends during the warmer months, offering a comfortable and flexible outdoor social space.

## TRADING STYLE

The Union Arms has enormous potential to build on its already strong trade by offering a vibrant mix of events and entertainment to appeal to all. The pub will feature full Sky Sports and TNT Sports packages, with all major fixtures shown on strategically positioned screens throughout the venue to ensure guests never miss a moment. Beyond sport, the Union Arms will create a lively community atmosphere through a varied programme of events, including charity fundraisers, quiz nights, and daytime activities designed to bring people together. Guests can enjoy a great value drinks range that showcases leading brands alongside weekly promotions and monthly deals. Weekends will deliver a high energy experience, with popular karaoke nights and lively discos attracting a diverse and enthusiastic crowd. With its welcoming atmosphere, strong entertainment offer, and excellent value, the Union Arms will continue to be a true hub of the local community.

## ACCOMODATION

### Private Accommodation

The private accommodation consists of three bedrooms, lounge, kitchen and bathroom.



3+ Private  
Bedrooms



Beer Garden



Car Park



Live Music



Sports Teams

## FINANCIAL

**Security deposit:** £2,000

**Estimated Annual Turnover (Net):** £395,000

**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, public liability 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.

- **STRIVE- The Proper Pubs way.** 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 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 Development and Wellbeing.

## BDM VISION

Terrie Spratt, Business Development Manager, is searching for a standout operator or an ambitious couple who brings experience, confidence, charisma, and real presence to the role. This is a true community pub at the heart of its neighbourhood, so you'll need to be someone who values relationships, enjoys bringing people together, and takes pride in creating a warm, welcoming atmosphere for all. We're looking for a leader who understands how to shift the mood from daytime social hub to evening hotspot, and who can build a calendar packed with exciting, well executed events. You'll have the talent to inspire and grow a brilliant team, uphold exceptional standards, and create an environment that's consistently clean, safe, inviting, and full of life. Most importantly, you'll be someone who champions the local community and recognises the value of being at the heart of it. The pub itself already benefits from solid foundations a strong reputation for sport and live entertainment, a name locals know, and a central position in the community. With the right person steering the ship, it can become the place to catch the big match, celebrate the weekend, unwind after work, or enjoy the sunshine.



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