



## VILLAGE INN, SKELMERSDALE SKELMERSDALE, WN8 8AT

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£6,500**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Village Inn is a detached building located in a residential area, approximately a 20 minute walk to the centre of Skelmersdale. The pub is also within easy walking distance of local shops and amenities and a five minute drive to the M58 motorway linking the M6 and M57. Skelmersdale is a town in West Lancashire, six miles from Wigan and 13 miles from Liverpool, with a population of approximately 40,000.

#### Pub Layout

The outlet trades from an open plan room with the servery centrally located in the middle of the pub on entering. To the right side is a pool and darts area and to the left is a small staged area, with plenty of seating for up to 50 people. The ladies and gents toilets are located to the rear and the fully equipped catering kitchen is located to the far left hand side of the pub. On the first floor there is a function room with its own bar servery that can hold up to 50 people at any time. Outside there is a car park for up to seven cars surrounding the pub and a beer garden to the rear with benches. There is also a bowling green that is sublet through Admiral Taverns.

### TRADING STYLE

The Village Inn is a community local pub that benefits from being the hub of the community. The pub is home to local pool and darts teams and has the opportunity to introduce a football team. The pub also shows live sports and is also heavily focused on entertainment offering karaoke and bands at weekends and quiz nights throughout the week.

### ACCOMODATION

#### Private Accommodation

The private accommodation is located on the first floor and consists of two bedrooms, lounge, kitchen and bathroom which are all in reasonable order.

### FINANCIAL

**Annual Rent:** £12,500 (£20,000 after investment)

**Security Deposit:** £3,000

**Working Capital:** £1,500

**Stock:** £2,000

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

**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.

**Training:** £325 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

### BDM VISION

We are keen to invest in the Village as it should be the hub of the community, offering regular entertainment, pub sports and quality food and drink. Before we can refurbish the pub we are looking to appoint a licensee who IS familiar with the local area. They should develop the cask ales and be willing to introduce a food offer as this has been successful in the past. Experience in catering is desirable however Admiral Taverns can offer the support and training to deliver a basic food offer.

