



WATERLOO, WAKEFIELD

WAKEFIELD, WF2 9RL

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Situated just a five minute drive from Wakefield city centre, The Waterloo enjoys a prominent position at the bottom of Westgate. Surrounded by a mix of residential areas, industrial sites and local businesses, the pub has a broad customer base right on its doorstep. There are plenty of local amenities nearby, along with excellent road connections to the M1, M62 and surrounding towns and villages. Wakefield Westgate railway station is also around a 15-minute walk away, making the pub easily accessible for customers travelling from further afield.

Pub Layout

Walk through the doors and you'll find a traditional pub full of character, with cosy spaces, a central bar and plenty of room for customers to settle in and stay awhile. To the rear, there's a dedicated function room with its own bar, making it ideal for parties, celebrations and community events. Outside, the beer garden and large car park offer even more opportunities to grow the business. Already popular for live sport, pool, darts and local teams, it's a proper community pub that's ready for an operator with energy, ideas and the drive to take it to the next level.

TRADING STYLE

The Waterloo operates as a true community pub. This isn't a pub that needs reinventing, it needs someone to put their own stamp on it. With a strong value led offer, loyal local trade and Sky Sports & TNT Sports included within the agreement, the foundations for success are already firmly in place. There's huge scope to build on what's already working by growing function bookings, attracting more sports teams, making the most of live sport and becoming the go-to venue for local groups, schools and businesses. Whether it's matchdays, charity events, community gatherings or weekend entertainment, there's plenty of opportunity to create reasons for customers to visit time and time again.

ACCOMMODATION

Private Accommodation

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



3+ Private
Bedrooms



Beer Garden



Car Park



Function Room



Live Music



Sports Teams

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £350,000

These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only

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

Michelle Ryan, Business Development Manager, is looking for an operator with energy, personality and plenty of ideas. You might be a General Manager ready for your first pub, an experienced Assistant Manager looking for a bigger challenge, or someone already in the trade who knows how to get people through the door and keep them coming back. Most importantly, you'll be someone who loves being at the heart of the community, enjoys creating events and occasions, and knows how to make a pub feel like the place everyone wants to be.



3+ Private
Bedrooms



Beer Garden



Car Park



Function Room



Live Music



Sports Teams