admiral
TAVERNS

WHEATSHEAF INN, MANCHESTER

MANCHESTER, M35 9AT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Wheatsheaf is located in Failsworth which is a town in Greater Manchester, 3.7 miles northeast of Manchester and 2.9 miles southwest of Oldham. The orbital M60 motorway skirts Failsworth's eastern boundary creating accessible transport links across the North West along with a Metrolink tram service from Failsworth Metrolink station on the Oldham & Rochdale Line. Situated on the main road through Failsworth, the Wheatsheaf is surrounded by local shops and businesses along with a high density of houses.

Pub Layout

On entering through the front door, you are welcomed into an open plan lounge/bar area with the bar servery centrally located servicing all areas. This area has comfortable seating and can seat up to forty covers. To the left hand side of the pub there is a games area, complete with pool table and darts board. Surrounding the bar servery are a number of stools and space for vertical drinking, this is where a lot of the locals tend to gather. There is also a small catering kitchen situated on the right hand side of the pub opposite the bar servery, ideal for a basic food menu. Externally, to the front, there are a number of wooden picnic benches for external drinking in the warmer months. There is also a quaint, enclosed drinking area to the right hand side of the pub with additional seating and benches and a smoking solution with both heat and light.

TRADING STYLE

The Wheatsheaf is a community pub with a strong, loyal following. It does exceptionally well on weekends with live entertainment. There is the potential here to create an avid sports following with not only pool and darts teams, but showing live sporting events as well. There is a catering kitchen which could be utilised to produce a good, basic food offer – especially when sports are on.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and is in reasonably good order. This consists of four good sized bedrooms (one room can be used as a dining room or a bedroom dependant on individual requirements) lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £288.46
Estimated Annual Turnover*: £241,170
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Business Rates: £Nil. 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.

3+ Private Bedrooms | Beer Garden | Food Preparation Area | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The business development manager is looking for a licensee (s) who have local knowledge and can demonstrate their drive and passion to develop this fantastic community pub. Good standards will also be key as well as having the skills to promote the business through marketing and social media. There is the opportunity to introduce a small food offer which will help to grow the business and profitability. Having good marketing skills is key, with a steady rhythm of the week there is great potential.

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