



BRITANNIA INN, MOSSLEY MOSSLEY OL5 9AJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Britannia is located in Bottom Mossley which is a small town in Greater Manchester, 8.7 miles east of Manchester and 2.2 miles from Stalybridge with the M67 at Hyde 6.2 miles away. The Metrolink station on the Oldham & Rochdale Line is at Ashton Under Lyne 3 miles away. The Britannia is surrounded by local shops and businesses along with a high density of houses.

Pub Layout

Prior to entering the Britannia you walk through a small paved patio with a number of picnic benches situated at the front of the pub. Entering the pub you walk into the main bar lounge with a bar servery on the right hand side and a separate small dining room with circa 16 covers to the rear. To the left hand side is a games area with a pool table, darts throw and fixed and loose seating. The bar servery has an open aspect. In between the lounge and games area is a corridor providing access to the ladies and gents toilets. There is minimal parking to the front of the pub however there is on road parking in the area.

TRADING STYLE

The Britannia is a traditional community local which currently offers a variety of cask, standard and premium lagers along with a strong spirit and wine offer. There is a basic bar menu on offer which is available 7 days a week, last food orders being 8pm. There are four televisions located around the pub which are used for showing live sporting events. The Britannia has a regular and popular quiz on Sunday evenings.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor of the pub and can be accessed through the main bar area via a private entrance. It comprises: kitchen and lounge, bathroom along with two double bedrooms and an office

FINANCIAL

Annual Rent: £18,500

Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £3,500 wet

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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.

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

The Britannia is in a great part of bottom Mossley. It is opposite Mossley train station which links to Huddersfield and Manchester Piccadilly. The Britannia is an excellent local community pub. It is very well appointed and has a good outside drinking area to the front. We need operators who will take what is a great local community pub and by promotion and planning build it into a fantastic local. Ideally the proposed operators



Open Fire



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden