



CHURCH INN, LOWTON

LOWTON, WA3 1DG

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Church Inn has recently been added to the mid-market portfolio within Proper Pubs. The Church Inn, located in the charming village of Lowton, has recently been transformed with an investment of £260,000. Situated just 7 miles south of Wigan, 12 miles west of Warrington, and a short journey from the M6, this pub will serve as a central hub for a vibrant community of approximately 14,000 residents.

Pub Layout

The pub boasts a tasteful and inviting décor following a recent investment, with a layout that caters to a wide range of social preferences. The pub offers versatile areas for various activities such as music, quiz nights, and community meetings. Throughout, there is an array of seating options, from cosy nooks to larger tables for groups, TV's for televised sports and a state-of-the-art darts board for local enjoyment. The bar is well-stocked with a range of products to suit all tastes. Externally, there are two distinct garden areas. The first is a smaller, serene garden accessed through the games area, perfect for a quiet drink. The second is a vibrant family garden with wooden benches and a grassy area, ideal for outdoor entertainment and family gatherings.

TRADING STYLE

The Church Inn is the go-to community pub in the area. The varied entertainment program appeals to all community members, featuring acoustic singers, quiz nights, and events for both younger and older audiences. The inclusive product range caters to all tastes, with a vibrant cocktail menu and a selection of lagers, complemented by weekly and monthly promotions.

ACCOMMODATION

Private Accommodation

The accommodation comprises two bedrooms, a lounge, a family bathroom, and a kitchen area.

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £306,343

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.

- **7 Steps to Sales Success Training Programme.** Held online over two days, 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.



Community
Local



Live Music



Car Park



Beer Garden

BDM VISION

Mark Knibbs is looking for an individual or couple who is sociable, engaging, and skilled in integrating with the local community. Emphasis on community events and a varied weekly program is essential to drive trade. The successful candidate will need experience in running a similar style pub with a proven track record and the ability to develop strong marketing and entertainment plans, supporting the local school and church.



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