



DOLPHIN INN, NORTH SHIELDS

TYNEMOUTH, NE30 2SN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Dolphin Inn, set in the charming coastal town of Tynemouth in North Shields, Tyne and Wear is a historical gem and the oldest inn in Tynemouth. Positioned near the north mouth of the River Tyne and only eight miles from Newcastle upon Tyne, it occupies a prime spot for visitors exploring this scenic area. Visitors can easily stroll from The Dolphin to key attractions like the Tynemouth North Pier, a 900 yard landmark extending into the North Sea and Long Sands Beach, a celebrated destination recognised as one of the UK's best beaches. Adding to its allure, Tynemouth Priory and Castle—an impressive medieval site on a headland—offers sweeping views over both the river and the sea, making it a must-see for history enthusiasts. Convenient travel connections by car, train, metro and bus allow easy access to The Dolphin, making it an ideal destination for both locals and tourists.

Pub Layout

The Dolphin features a warm and inviting interior that skilfully balances charm with modern style. The main bar area boasts a mixture of high and low level seating on rustic wooden floors and exposed brick walls, complementing the trendy, galley style urban chic bar. Wall mounted TVs display live sports, creating a lively atmosphere for guests. A snug area, just off the main bar features a real fire, offering a cosy spot with an intimate, warm ambiance. Towards the rear, a spacious function and dining room is perfect for larger gatherings and events, complete with a disabled accessible restroom for convenience. The kitchen and prep area are well sized and efficiently laid out to support both daily service and event catering. Outside, a sheltered patio offers a relaxing, wind protected outdoor seating option, while a small rear car park with space for up to four cars ensures easy parking.

TRADING STYLE

The Dolphin is a well loved and well-established venue, offering a robust mix of activities and amenities for both weekday and weekend visitors. With an 80/20 revenue split favouring drinks, the pub excels as a wet led establishment, especially popular among sports enthusiasts who gather to watch live games on multiple TVs throughout the week. This sports friendly atmosphere consistently draws a lively crowd, making it a favoured spot for fans. Despite its focus on drinks, The Dolphin also boasts a strong food offering, with a menu devised around homemade, traditional dishes available all day, every day. This dedication to high quality, home cooked meals has proven immensely popular with locals, adding an extra layer of appeal and balancing the pub's overall offerings. In addition to food and sports, the pub's monthly live entertainment events foster a vibrant social scene, while its welcoming space serves as a hub for various local clubs and community gatherings.

ACCOMODATION

Private Accommodation

The private accommodation comprises of three bedrooms, a kitchen and bathroom, all of which are in very good condition.



Sports Driven



Community
Local



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen

FINANCIAL

Annual Rent: £33,500
Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater
Working Capital: £1,000
Stock: £4,000
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.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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.
For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

Admiral Taverns is seeking an experienced licensee with a solid catering background for The Dolphin. This opportunity is ideal for a hands on operator ready to take the helm of a well-established pub that boasts a loyal local following and a steady business. The new licensee should possess vision and passion, as they will be responsible for driving all areas of the operation. The Dolphin is well regarded within the local community and the new licensee will have the opportunity to continue the excellent work already established while unlocking the potential for further growth. With its blend of traditional charm and strong community ties, the pub provides a solid foundation for expansion. For the right licensee, this is an exciting chance to build on the existing success by enhancing food and drink offerings, deepening community connections, and solidifying The Dolphin’s role as a vibrant social hub.



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Community Local



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