



DUTCH BIRDS INN, FAILSWORTH

FAILSWORTH, M35 9AN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£4,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Dutch Birds is a popular community pub situated on the busy Oldham Road, Failsworth. The end of terrace building is ideally located amongst many houses and other local businesses and is part of a circuit of four pubs in Failsworth. Conveniently located between Oldham and Manchester, Failsworth has excellent transport links and is in close proximity of the M60.

Pub Layout

Entrance is via the small external drinking area at the front of the pub and leads directly into the open plan trade space. The U-shaped bar servery is centrally located and allows easy service to all areas of the pub. To the left-hand side of the pub is both fixed and loose seating and a stage area. To the rear, a currently unused area which could house either a pool table or lend itself to a dining area, the catering kitchen is accessed via this area. The right-hand side of the pub has space for more seating and should house the dart board and gaming machine.

TRADING STYLE

Trading Style:

The Dutch Birds is a community pub with a loyal core customer base. The potential here lies in creating a strong entertainment schedule which includes live music and karaoke, welcoming pool and darts teams and offering a simple food menu. With a strong rhythm of the week, which is well marketed the Dutch Birds can cater for various clientele throughout the week. There isn't a food offering at the moment but with a small kitchen a back bar food offer could be available.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, kitchen, living room and bathroom.

FINANCIAL

Annual Rent: £20,000

Security Deposit: Initial deposit of £2,500 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,000

Stock: £1,000

Fixtures and Fittings: To be confirmed upon valuation – funding options 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 Dutch Birds is driven through wet sales and has the opportunity to be a bustling community pub, catering for all ages and interests. There is room to develop the current offer by providing entertainment including a range of sports and live television. The key to making this business a success is consistency in all areas.



Community
Local



Live Music



Kitchen



Sports Teams



Beer Garden