admiral
TAVERNS



ZERO BUSINESS RATES*

GAMECOCK, BURY

BURY, BL9 7TB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Prominent main road position.
- Located opposite Fairfield hospital.
- Food development opportunity.

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Gamecock is located on Rochdale Road, a busy main road opposite Fairfield General Hospital in Bury. Bury is a market town on the River Irwell in Greater Manchester, England. Metropolitan Borough of Bury is administered from the town, which had an estimated population of 78,723. Bury offers an array of of bars, restaurants, shops & pubs. A very popular area for all aspects of hospitality. Bury benefits from its proximity to major roads such as the M66 motorway, which provides connections to Manchester city center and other nearby towns. Bury is also served by the Metrolink tram system. The Bury line connects Bury to Manchester city center and other locations in Greater Manchester.

Pub Layout

When entering the site you arrive directly at the one bar operation with a good selection of premium and standard products. To the right of the bar there is a comfortable seating area with a real fire, with central areas housing tables and chairs and another real fire. We then move into a conservatory area which is used as a function room / entertainment then we move outside to a nice patio area with the tables and chairs on a higher level and a lower level leading on to a smoking solution to the rear. There is a pool room to a raised level with hatch feed to the main bar this area doubles up as a function room. Externally there is a large disused beer terrace to the rear of the property (potential for future development), but there are patioed areas with garden benches to lower levers and to the front elevation giving approximate covers of 26 outdoors.

TRADING STYLE

The pub currently trades solely on wet market at the moment. However, there is a commercial kitchen that is not used. A food offer needs to be implemented and developed, considering its location on the steps of an

ACCOMODATION

Private Accommodation
The accommodation comprises of: Three bedrooms, a large kitchen dinner lounge and bathroom/shower /WC.

FINANCIAL

Annual Rent: £19,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,000
Stock: £3,000
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

Admiral Taverns are looking for an eager first time licensee (s) or an experienced licensee to put their stamp on the Gamecock, offering a good selection of standard and premium wet products and a good value food offer that will cater for the hospital market and also the local community. There is potential for investment here with the right licensee.

3+ Private Bedrooms | Beer Garden | Car Park | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire

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