



GEORGE TAVERN, OLDHAM

OLDHAM, OL1 1LB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The George is located in the centre of Oldham Town Centre on the walkway to the main bus station and a minute away from the metro link and is also in close proximity to the University Campus and Oldham College. Oldham is 8 miles north of Manchester city centre and 5 miles east of Rochdale town centre, Ashton under Lyne is located just 3 miles south of Oldham. It is approximately 1 mile from both the M62 and the M60. The Metrolink links to Manchester city centre and Rochdale. The George is located very close to town centre shopping including the Spindles Shopping Centre and there is ample parking in the area. The George is located in the centre of Oldham Town Centre on the walkway to the main bus station and a minute away from the metrolink and is also in close proximity to the University Campus and Oldham College. Oldham is 8 miles north of Manchester city centre and 5 miles east of Rochdale town centre, Ashton under Lyne is located just 3 miles south of Oldham. It is approximately 1 mile from both the M62 and the M60. The Metrolink links to Manchester city centre and Rochdale. The George is located very close to town centre shopping including the Spindles Shopping Centre and there is ample parking in the area.

Pub Layout

There are two entrances to the George, the main entrance is found on the side and as you walk in the main bar is facing you. To the right hand side there is a lounge area with a mixture of seating, including a staged area for live entertainment. On the left hand side, in front of the bar is a seated area, this leads down (2 steps) to a pool room. The pool room also features a raised breakfast bar that doubles up as raised drinking shelf. The second entrance to the pub is located in the pool room but is only used in the summer. There are two licensed external drinking areas. The first is located at the side on George Square with six picnic benches and some extra loose furniture. The second area is located to the rear of the pub, it is private, with access via the pub only featuring raised decking, fixed seating, two raised drinking stands and loose external furniture, it also has good lighting and external heating.

TRADING STYLE

The George is an important part of the Oldham town centre pub and bar economy. It is well known as a entertainment centre and plays a key part in the LGBT community, plus it plays host to a number of sports teams. The pub is in good condition, it is mainly wet driven but has a catering kitchen which could be utilised to build a consistent food trade. The current drinks offer includes standard and premium lagers along with an excellent strong spirit and wine offer. There are 3 televisions located around the pub which can show live sporting events. The George is popular with teams and entertainment and as such has pool on a Tuesday, poker on a Thursday, karaoke on Friday night and live acts on a Saturday evening.

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, lounge, office, three large double bedrooms, bathroom with a 2 piece suite (including shower), plus a separate toilet.

FINANCIAL

Annual Rent: £15,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,500

Stock: £3,000

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 INFORMATION



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Beer Garden

BDM VISION

The George is an important part of Oldham's night time economy as it is part of the main drinking circuit. It is close to the main shopping area and is well known as a 'great night out' venue with entertainment being key to this popular pub. Oldham and Stockport will form part of the focus on Greater Manchester's night time economy initiative. The George is well known in the LGBT community and the current operator is chair of Oldham Pride. We need operators who will take what is a great town centre pub and by promotion and planning build it into a fantastic venue. Ideally the proposed operators will know the pub and the area and will have a proper interest and feel for running this style of business. They must also have great standards and be prepared to work hard and join in.



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