

## GRAPES INN, PRESTON

### GOOSNARGH, PRESTON PR3 2BH

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£10,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Grapes is a beautiful, traditional detached country pub situated in the heart of the affluent village of Goosnargh. The Grapes benefits from being situated next to the local church and primary school. This central location makes it a focal point for the community and attracts families and locals alike, alongside being home to Beacon Fell Country Park, offering beautiful walks and trails with outstanding views of the local countryside. With ongoing housing developments nearby, The Grapes is in a prime position to capitalize on the growing population of Goosnargh. Despite its rural setting, Goosnargh has excellent links to Preston city centre via the M6 motorway routes. This accessibility makes The Grapes not only a convenient stop for locals but also a potential destination for day-trippers or travellers passing through.

#### Pub Layout

On entering The Grape's you are welcomed by the beautiful cosy decor with exposed stone walls, wooden and stone flooring with exposed beams all of which are in great condition. To the left of the pub you will find a small snug area with a small hatch to the bar. The main bar area is situated at the back of the pub with a mixture of fixed and loose seating. Separating the main bar and dining area is a delightful, exposed stone chimney housing a double-sided log burner, creating a fantastic focal point in the pub. On the first floor of the pub you will find a spacious function room, which can also act as a spill over for diners at busy times. The function room is currently frequented for community events, private parties and entertainment evenings such as comedy nights. There is seating to the front of the pub, public parking to the right-hand side which is used for the church and school as well. To the rear of the pub there is an extensive beer garden ideal for summer events, BBQ's and

### TRADING STYLE

The Grapes is a fantastic, quintessential country pub, offering a warm and inviting atmosphere along with a diverse range of offerings to cater to its loyal locals and visitors. The split between wet and dry sales indicates a strong emphasis on beverages, particularly cask ales and continental lagers, which are likely to draw in patrons looking for a relaxed drinking experience with additional scope to improve the food offering. The pub's emphasis on community is evident in its various offerings, special events, private functions, live music and garden parties. This demonstrates a commitment to serving the needs and preferences of its diverse clientele. The vast beer garden adds to the pub's appeal, especially during the summer months, providing a space for patrons to enjoy their drinks and socialize outdoors. Additionally, having a function room allows for hosting a variety of private events.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is based to the left-hand side of the pub on the first floor, complete with a separate entrance. It comprises of a kitchen, lounge, bathroom and two bedrooms.

### FINANCIAL

**Annual Rent:** £15,000

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

**Working Capital:** £2,000

**Stock:** £3,000



Community  
Local



Open Fire



3+ Private  
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen



Beer Garden

# BDM VISION

Admiral Taverns is seeking an experienced licensee who not only possesses a passion for the hospitality industry but also has a strong commitment to engaging with and serving the local community. Ideally they should possess a vision for growth and development, recognizing the untapped potential within the business ensuring this business to thrive. The key to success lies in delivering a well-rounded and community-focused offer that encompasses high-quality food, excellently served drinks, and a vibrant calendar of events throughout the week. The successful licensee will maximize key assets such as the beer garden, function room incorporating community-focused events and activities.



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