



GRENNEL MOWER, SHEFFIELD SHEFFIELD S8 7JD

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Grennel Mower, located in the village of Lowedges in Sheffield, has recently undergone a substantial capital expenditure transformation costing around £220,000 in late 2023. This investment has significantly enhanced the pub's condition, making it an excellent venue for the local community. The pub is a central hub for the residents of Lowedges. It is conveniently situated near a bus stop that provides direct links to St James Retail Park and other local amenities, including schools, supermarkets, and leisure and sports facilities. This accessibility and its prominent position within a residential area underscore the Grennel Mower's role as a key community asset

Pub Layout

The pub is in fantastic condition throughout, it is split into three main trade areas, all served by a central bar. After undergoing refurbishment the pub has been revitalized, ensuring that it retains its charm while seamlessly incorporating modern design elements. This will carefully balance space to feel vibrant and inviting, making it a great community pub. It has both fixed and loose seating options available with the décor being warm and inviting. The area to the rear is home to a pool table, TV screens and two state of the art darts boards, this is also serviced by the main bar and could easily be transformed into a space to host functions all year round bringing an additional income stream. There are numerous TV's around the pub which allow viewing of all the live sports. Externally the pub benefits from a small car park to the rear and a patio seating area to the front which has a round 6 benches making it a great spot to sit and watch the world go by on those summer days.

TRADING STYLE

The Grennel Mower is more than just a place to grab a drink, with amenities like a pool table and darts boards, there's never a dull moment here. These facilities are well-loved by locals and offer great potential for developing pool leagues and other team activities under a new operator. The pub boasts a varied product range featuring a great selection of category-leading products, complemented by numerous regular weekly promotions, ensuring customers receive exceptional value for their money. There is a huge opportunity for the new operator to facilitate an entertainment offering throughout the week. This could include DJ nights, karaoke, bingo and weekly quizzes, providing a diverse and engaging experience for all. The Pub boasts a full sky & TNT package which is enjoyed by the locals, who can enjoy watching the sports on many on the new TV screens. While community is key, this pub does not allow under 18's on the premises at any point. Proper Pubs also provide door staff on Friday & Saturday nights as per the licensing conditions.

ACCOMODATION

Private Accommodation

The private accommodation which is accessed through the pub is located on the first floor and consists of three bedrooms, kitchen, bathroom and lounge. All is great condition throughout and is a perfect place to call home.



Sports Driven



Community
Local



3+ Private
Bedrooms



Function Room



Live Music



Sports Teams



Car Park



Beer Garden

FINANCIAL

Security deposit: £500 – with a bond build up in place to meet £2000

Estimated Annual Turnover (Net): £312,000

These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only.

6-Week Performance Bonus Opportunity!

We're offering a performance-based bonus at the end of your first six weeks. This bonus is linked to sales growth and also takes into account your engagement with the local community and customer interaction. It's a great opportunity to make an impact and be rewarded for it. Full details will be provided during the interview process.

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock, public liability and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **7 Steps to Sales Success Training Programme.** Held online over two days, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

John Previll the Business Development Manager is looking for a community-focused operator with a dynamic personality, a passion for exceptional customer service and a commitment to retail excellence. Your proactive, hands-on approach will shine as you devise and execute a vibrant weekly activity plan that engages the local community on every level. Your previous experience and a proven track record of running a similar style pub is essential. You must have a firm understanding of the local demographics and ensure keep the community close to all that you do.

Are you ready to embark on a journey with us? Join us in shaping its future and becoming an integral part of a thriving community.



Sports Driven



Community
Local



3+ Private
Bedrooms



Function Room



Live Music



Sports Teams



Car Park



Beer Garden