admiral
TAVERNS



HARRY HOTSPUR, SHREWSBURY

SHREWSBURY, SY1 3AT

- Prominent neighbourhood location
- Commercial kitchen
- Low ingoings

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Harry Hotspur sits on the outskirts of Shrewsbury Town Centre, in a prominent neighbourhood location with easy access roads in and out of Shrewsbury. The Harry sits between the Harlscott residential estate that sits behind the pub and the industrial retail estate at the front of the pub. The railway station is situated in Shrewsbury town itself, and the Harry Hotspur is located just 2 miles out of the centre of town with good link roads available.

Pub Layout

As you walk into the Harry Hotspur you enter through a porch which leads to another set of doors and into the pub itself. To the right is the area set aside currently housing a pool table. The pub has one long bar with a commercial kitchen hidden to the side. There is the option to serve roughly 40 covers. Pool team and darts team help to bring further trade to midweek. There is plenty of fixed and loose seating throughout with a raised area which is mainly used as the restaurant area. There is a dance floor/darts oche towards the rear of the pub with the toilets to the left of the bar. Outside there is also a garden area and seating.

TRADING STYLE

Currently the Harry Hotspur is operating as a food pub offering good home cooked food. There is the option of promoting this further and extending the menu. There is a good rhythm of the week with darts and pool teams playing during the week. There is a good sized bar stocking a variety of beers, wines and spirits.

FINANCIAL

Annual Rent: £24,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,000
Stock: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options 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 Info' tab.

BDM VISION

Admiral Taverns are looking for a strong operator who can run a fantastic community pub. You will know how to drive growth and you will be in tune with what customers want and expect in today's market. Someone with food experience is preferred, but more importantly a strong well-seasoned operator who sees customer service and retail standards as the driver of sales and profits. This pub will go through a transition of change, and the pub company will invest to get the pub proposition right, in return, they are looking for someone who has some financial backing so that the full potential from this pub can be realised.