



HOPE & ANCHOR, GRIMSBY GRIMSBY, DN31 1NX

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Hope & Anchor is located in central Grimsby offering excellent public transport links with train stations and bus stops near by and access to a range of shops and local amenities. The pub is easily accessible with residential areas nearby.

Pub Layout

As you walk through the main door of the Hope & Anchor you walk into the spacious open-plan trading area, where a central island bar greets you. To the left, there is comfortable seating and to the right there is a stage area which doubles as a darts zone and hosts live bands and DJs. Towards the rear, you'll find a pool table, and outside, a small beer garden features wooden benches and a covered smoking shelter.

TRADING STYLE

The Hope & Anchor trades exceptionally well, drawing on strong connections with local singers and bands. The pub supports active pool and darts teams and offers great weekend entertainment, including DJs, karaoke, and live singers. 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.

ACCOMODATION

Private Accommodation

The private accommodation consists of : Three bedrooms, large lounge, kitchen, office, bathroom and separate wc.

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £330,000

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

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 Preville the Business Development Manager for the Hope and Anchor, is seeking a community-obsessed operator with a passion for entertainment and local sports teams, someone who can effectively market and deliver engaging events. While prior experience is preferred, this is also a fantastic opportunity for a first-time operator with a strong background in hospitality.



Community
Local



3+ Private
Bedrooms



Live Music



Sports Teams



Beer Garden