admiral
TAVERNS



HORSESHOE, ORMSKIRK

ORMSKIRK, L39 3AP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Close to Edge Hill University
- Well supported by local community
- Live music

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Horseshoe is situated on the edge of Ormskirk Town Centre near to the Civic Hall and the Parish Church. The area is teeming with shops, restaurants and local businesses and is greatly supported by the thriving student population from nearby Edge Hill University and locals who live nearby. Ormskirk is accessible by road via the A570 and A59 roads. The A570 connects Ormskirk to Southport to the northwest and St Helens to the southeast, while the A59 provides access to Liverpool to the south and Preston to the northeast. There is also links to Liverpool Central Station via Ormskirk railway station.

Pub Layout

The pub has a single bar which is located in the heart of the pub servicing all areas. The pub is split in to four separate trading areas all with high ceilings and some traditional features, offering a variety of different styles from a cosy snug with an open fire, to a section with televisions predominantly for sports. Additionally, to the rear you will find a large hard landscaped patio area with a number of benches and a smoking solution.

TRADING STYLE

Currently the pub serves both locals and students from Edge Hill University. It does not have a food offer, but there is potential to provide snacks or a back bar offering. There is a potential to drive sales with televised sports and local team sports such as darts and pool alongside introducing live music events or new drinks such as cask ales.

ACCOMODATION

Private Accommodation
Located on the first floor with both access through the pub and externally through a separate entrance. This is a good sized private living accommodation with two large bedrooms, kitchen, lounge and separate bathroom/toilet.

FINANCIAL

Annual Rent: £15,000
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 driven and entrepreneurial licensee who has the ability to connect with both the locals and the burgeoning student population of Ormskirk. There is a huge opportunity to introduce snacks, sports and increase the number of drinks offers to drive this popular community pub to be the best in the area.

Beer Garden | Cask Ale | Live Music | Sports Teams

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