



LODGE, DUKINFIELD

DUKINFIELD, SK16 5JY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Lodge is a traditional end of terrace building positioned approximately one mile from the centre of Dukinfield, two miles from Hyde town centre and just over a mile from Stalybridge town centre. It is on a busy main road and is in a built up area mostly made of private housing – mixed terrace, semi detached with post war social housing also in the local area. The population of Dukinfield is circa 19,000, the majority of local residents are aged 18-64 (+12k) and these form the bulk of the Lodge customer base.

Pub Layout

The pub is a two sided operation with an attractive central bar serving both areas. You will find a lounge to one side with a mixture of modern fixed and loose seating in very good condition accommodating both diners and drinkers for up to 25 covers. The other side is made up of a vault games room housing a pool table, dart board and televisions for live sporting events. The fixtures and fittings in the vault is again a mixture of fixed and loose seating along with bar stools. There is a catering kitchen located adjacent to the lounge and the ladies and gents are both located on the lounge side but easily accessible from the vault games room. There is a small car park to the rear of the pub and a small external drinking area to the area that doubles up as a smoking solution.

TRADING STYLE

The Lodge is a busy wet led pub. The food to drink spilt is approx. 85 % wet to 15% food with room for the food offer to be developed on offering an additional income stream. The Lodge is a popular and well respected local community pub, it caters for all age groups and operates with excellent standards and has a team of great staff. There is a strong community feel with a selection of teams throughout the week including pool teams, darts teams and quiz teams.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and is well appointed, consisting of three bedrooms, kitchen, lounge and a bathroom.

FINANCIAL

Annual Rent: £26,000

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

Working Capital: £2,000

Stock: £5,000

Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

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

This has been one of my best performing pubs for the last 3 / 4 years and it consistently trades well above average. It is a model community local and we're looking to maintain the business as is. Ideally we're looking for experienced licensee(s) that will fit in with both the customers and the existing staff and will continue to promote and drive the business with the fantastic retail standards. The Lodge is arguably one of Admiral's best local community pubs in the North West.



Community
Local



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden