admiral
TAVERNS



MINERS, PRESTATYN

PRESTATYN, LL19 8LA

- Great location surrounded by plenty of housing.
- Established trade with room for growth.
- Good homecooked food

YOUR INVESTMENT:
£9,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Miners Arms is a striking pub on the outskirts of Prestatyn. Situated in the village of Talargoch it has a historic past being where a large lead mine once was and a community of miners lived in the village frequenting the local pubs, hence it's traditional name. The village has good amenities with the local post office being situated directly behind the pub and it also benefits from a roadside location making it popular with passing trade as well as the locals. The pub sits opposite a popular community centre and fitness hub, with good quality housing surrounding – detached three bedroom properties selling at 300k+, three bedroom semi-detached properties selling at 230k+ and two bedroom terraced properties selling at 190k+. Prestatyn is easily accessible by car via the A548 coastal road and the A55 North Wales Expressway, which provides connections to major cities like Chester, Liverpool, and Manchester.

Pub Layout

As you enter the pub you can sense the history and this has been carefully and lovingly restored, tastefully updating areas where needed but keeping it's traditional feel. As you enter there is a central bar which is the hub of the pub serving both sides. To the right it a cosy snug room with an impressive brick fireplace which is a fantastic addition in the colder months. This room also has darts, games machines and a range of seating. Just off this room is a hidden gem, a vaulted ceiling room which has the pool table perfectly placed in the middle with fixed seating around the edge. To the left of the main entrance is a split level dining area, the warm and comfy tables just past the bar and this leads to a light and airy space with multiple tables. Tucked away at the end is a lower level which has yet again more tables, the whole dining area feels inviting and with it's home cooked menu it is well received by locals. Outside, the pub has a car park and small selection of seating for customers to soak up the sun in the warmer months.

TRADING STYLE

The Miners Arms is a truly popular local community pub offering an excellent range of drink and food. Known for its traditional food offer, the pub is particularly popular on Sundays when the Miner's loyal, ever returning customers flock to the pub for a Sunday roast. Traditional meals are also available throughout the week, as well as having special offers such as burger night and steak nights. There's always plenty going on at the Miners Arms, with karaoke nights, televised sport (Sky and BT), the occasional band, disco and karaoke nights and the darts, pool and football teams gather here weekly. It is well loved by all generations in the area and is a solid community pub.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor of the pub and comprises: Three large bedrooms, a kitchen, living room and bathroom.

FINANCIAL

Annual Rent: £22,250
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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.

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

BDM VISION

The Miners Arms needs an experienced licensee or couple who have run a pub and food establishment previously. Having a good knowledge of the local area will be helpful as the pub is much loved by the locals. We would want our new licensee to continue the Miner's high standards, including the fresh food offer and a strong rhythm of the week, as well as hosting good entertainment whilst embracing the sports teams which currently include darts, pool and football.

FUTURE PLANS

We are currently working on an internal and external re-furbishment, with a courtyard enhancement project.