



PINEAPPLE INN, BOLTON

BOLTON, BL1 7AL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Pineapple Inn is prominently situated on a busy cross road in Astley Bridge. The pub is the end building on a parade of shops in a highly populated area, surrounded by housing and opposite a large 24 hour supermarket. Astley Bridge itself is a suburb of Bolton, it is approximately two miles from the town centre.

Pub Layout

The Pineapple is a modern pub in good condition throughout. On entering the pub, you are faced with the bar servery with a sports area to the left side which has a pool table and darts area. To the right there is a small lounge area for up to 20 covers. The ladies and gents toilets are located to the rear of the pub with a small catering kitchen located to the left. There are two small patio areas which act as sun traps during the summer months. Although there is no car park, there is ample street parking close by. The pub is well-positioned to grow its trade over the summer months by applying for an outdoor pavement licence from the local council. Located on a busy road junction near the town centre, it benefits from high levels of passing footfall, offering strong potential for increased custom.

TRADING STYLE

The pub could be promoted as a 'sports bar' with a strong programme of weekend entertainment and the addition of a simple but well done back bar menu especially on a weekend to attract new customers into the establishment and keep them in. The pub offers a friendly environment with a good range of standard and premium drinks with trade up options. It is currently home to a darts team and there is opportunity to attract more teams to boost midweek trade. The regulars currently enjoy live sports on the well positioned big screen TVs.

ACCOMODATION

Private Accommodation

The living accommodation is extensive and comprises; a lounge, office, three bedrooms, kitchen and bathroom.

FINANCIAL

Annual Rent: £17,000

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

Working Capital: £3,000

Stock: £4,000

Fixtures and Fittings: To be continued 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

The Pineapple should be a busy, vibrant community pub with a strong rhythm of the week with great potential to introduce new pub teams such as pool. The provision of live sport through Sky and TNT as well as delivering a comprehensive entertainment programme with live music, DJ's and pub events on a weekend will be essential to make the pub a success. The new licensee will also need to demonstrate they can appeal to new potential customer groups by attracting local community groups and developing a simple but affordable food menu. The ability to deliver a strong marketing plan, promote the pub through social media channels and provide excellent customer service are essential. We are looking for passionate ambitious operators who have the necessary drive, vision and



Community
Local



3+ Private
Bedrooms



Kitchen



Sports Teams