



PINNY, PENRITH CUMBRIA, CA11 7TA

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Pinny is a traditional pub, located just off the main high street in Penrith surrounded by other businesses such as public houses, shops and takeaways. Located in the heart of Penrith, the Pinny is within close proximity to the train station, buses and taxis. Situated just a short distance from the Lake District (three miles), it likely benefits from tourists exploring the natural beauty of the area. Additionally, its proximity to Carlisle is just 17 miles.

Pub Layout

On entry, the bar welcomes you with its spacious and inviting layout, offering a comfortable and vibrant atmosphere. To your right, you'll find the bar area, which features two large TVs, a single dartboard adds a touch of classic pub charm, making it a great spot for casual games or competitions. The bar area itself is predominantly furnished with fixed seating, creating a cosy and communal space where guests can relax and enjoy their visit. For those who prefer a more elevated seating option, a few taller tables with stools are available, adding variety.

TRADING STYLE

There is a huge opportunity to deliver more from this pub, implementing a strong rhythm of the week. The weekend trade is currently where the main sales are being generated with Friday and Saturday night DJ/Karaoke being the main footfall driver. There is potential to introduce mid week activities to understand if this can drive more sales i.e. Quiz/Bingo. There is a darts board within the pub and this has huge potential to introduce a darts team and create more reasons to visit.

ACCOMODATION

Private Accommodation

The private accommodation is in good condition and consists of: Two bedrooms, lounge, kitchen and bathroom. Door provides access to roof terrace.

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £234,000

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.



Community
Local



Live Music

BDM VISION

Lisa Jennings, the Business Development Manager is looking for an operator with strong business acumen and has a proven experienced track record for driving entertainment and a footfall through a good rhythm of the week and can evidence this. It needs someone who really understands the local community and can put the pub at the heart of this community through events, charitable initiatives and local networking. Whilst the pub isn't a big sports pub, it does have a strong racing customer base, so an understanding of how to drive this is essential.



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