admiral
TAVERNS



PORTCULLIS, ARBROATH

ARBROATH, DD11 5AP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Established community local
- Superb food opportunity
- Fantastic function room

YOUR INVESTMENT:
£5,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Portcullis is located outside town centre outskirts of Arbroath alongside a densely populated housing estate. Arbroath is the largest area in Angus Scotland with a population of 23,902. It lies on the North Sea coast 16 miles north-east of Dundee and 45 miles south-west of Aberdeen with excellent road connections via the A92 and direct train routes to Edinburgh and Glasgow with direct links through to England. Originated from the founding of The Arbroath Abbey this town is well known for its ties to the fishing industry as one of Scotland's larger ports with its beautiful harbour, the Arbroath smokie and Arbroath football club

Pub Layout

The Portcullis comprises of public bar, a sports room/ pool room with darts board with a separate bar adjacent to the main bar. The restaurant serves approximately 50 covers alongside a function room. The function room can accommodate between 100-150 people complete with a mezzanine level and a separate bar. The sunny patio area outside the restaurant is suitable for outside dining and BBQ's during the summer months with the beer garden located by the main bar is more suited to drinkers and quick snacks. The commercial kitchen is the hub of the operation situated behind the main bar alongside the restaurant with access to all main areas. The lower ground floor homes a large storage area and kitchen prep area to further enhance sites capacity to increase supply. The distinct features of beamed ceilings and log burners make this site unique yet quirky alongside the vast facilities makes this a diverse multi-faceted operation.

TRADING STYLE

Portcullis is a community local pub with excellent function facilities which create a wider appeal and additional income. Currently trading on a 50/50 wet/dry split with sales driven predominately by function trade however with vast external and internal room, the Portcullis manages to capture all different aspects of the site with zoned areas to facilitate diverse groups within the building. Sports for the locals, after work drinking, themed food events, evening entertainment could contribute to the diverse income streams of the site.

ACCOMODATION

Private Accommodation

There is no private accommodation at this site.

FINANCIAL

Annual Rent: £32,000
Security Deposit: Initial deposit of £2,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £1,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: Partial tie – Free of tie on wines spirits & minerals – Tie release fee applicable
For a breakdown on financial information, please refer to the 'Additional Info' tab.

Beer Garden | Car Park | Function Room | Kitchen | Live Music | Open Fire | Sports Teams

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

admiraltaverns admiral_taverns

BDM VISION

Admiral Taverns are looking for a licensee with a strong background in hospitality and a knack for community engagement. Knowledge of the local area, fostering connections with the community, and leveraging social media and marketing strategies effectively. Offering a substantial food menu, hosting private functions, charity events, and fundraisers can all contribute to the establishment's success. Consistency in both quality and service will be crucial to building a loyal customer base, particularly for those passionate about delivering top-notch food offerings. The function room facilities present an additional avenue for revenue generation, so maximizing their use through effective marketing and promotion is essential.


Beer Garden


Car Park


Function Room


Kitchen


Live Music


Open Fire


Sports Teams

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

admiraltaverns admiral_taverns