



## SHIP, SHEFFIELD

SHEFFIELD, S3 8UL

### AGREEMENT TYPE:

LONG TERM AGREEMENT (5 YEAR TENANCY)

### YOUR INVESTMENT:

£10,000

CALL 01244 321 171 FOR MORE DETAILS

## DESCRIPTION

Located on the main road in the bustling area of Kelham Island, just a mile away from Sheffield's city centre and less than a mile away from Sheffield University. Kelham Island is well known for its numerous traditional pubs, trendy bars, Gastro Café's & Restaurants all within walking distance to the numerous newly built modern apartment blocks. This fantastic pub is steeped in history, the brown glazed external tiles still display the original 1891 'Tomlinson's Brewery' and a plaque at the front door refers to the Sheffield floods in 1864. Externally the beautiful brown glazed bricks match perfectly with the modern Grey paint, pretty flowers, and modern signage this pub oozes originality whilst it sits next to a modern apartment block.

### Pub Layout

Upon entering the Ship you walk into an open plan L-shaped room which is beautifully decorated throughout with a modern twist. The large open windows make the pub feel bright and airy, whilst there are a couple of small snug areas with a mixture of fixed and loose seating and ample space for vertical drinking. Externally there is a small private car park and smoking shelter which could lend itself to an external seating area too.

## TRADING STYLE

This pub is as unique as its customers, on the bar is a range of mainstream and local SIBA cask ales, craft draught, premium spirits and good wine, the perfect place to enjoy a cosy evening drink after work or a night out at the weekend. The Ship forms part of the circuit known locally as the Kelham Island walkabout, there are numerous bars and is well known for the monthly peddler's market. The pub has hosted some wonderful evenings including jazz singers and acoustics guitarists, has weekly established quiz nights.

## ACCOMODATION

### Private Accommodation

The private quarters consist of kitchen/diner, lounge, bathroom, office and two large bedrooms.

## FINANCIAL

**Annual Rent:** £22,500

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

**Working Capital:** £2,000

**Stock:** £3,000

**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.**

## BDM VISION

This pub would be suitable for a first time licensee. Admiral Taverns are looking for a licensee who has a passion to craft a strong cask ale offer alongside the rest of the retail offer. Entertainment and community engagement will be the key to success, so be ready to be a big part of local life, and a local hub.



Cask Ale



Live Music



Car Park