admiral
TAVERNS



SILKSTONE, SHEFFIELD

SHEFFIELD, S12 4RP

- Transformational investment completed in late 2024
- Full Sky Sports & TNT package provided
- Great location in a residential area

YOUR INVESTMENT:
£2,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Silkstone is a fantastic opportunity following on from a huge investment of £240,000 in late 2024. The pub is a large 1960's style detached property located in a residential area four miles south-east of Sheffield town centre. It is very much a wet-led community pub and is positioned on a busy road with great transport links to and from the city. As well as lots of housing, this suburban area has many amenities including a supermarket, pharmacy, petrol station, school and a parade of shops all within minutes of the pub. Sheffield has a population of 556,500 at the 2021 census, making it the second largest city in the Yorkshire and Humber region. Sheffield is linked into the national motorway network via the M1 and M18 motorways. The M1 skirts the north-east of the city, linking Sheffield with London to the south and Leeds to the north; the M18 branches from the M1 close to Sheffield, linking the city with Doncaster and the Humber ports.

Pub Layout

The Silkstone is a single room operation with an open-plan layout with two distinct trading areas around a central bar servery. The bar is prominent and services all areas and is carefully positioned for ease of service on those busy nights, it has a varied product range featuring a great selection of category leading products, complemented by numerous regular weekly promotions, customers can expect exceptional value for their money. To the left of the main entrance is a dedicated sports area, home to a TV screen, pool table and state of the art darts board. The décor of the pub has been revamped with new fixtures and fittings, stylish lighting and modern flooring, ensuring a warm and welcoming environment for all the locals to enjoy. Externally the pub features a raised drinking area at the front of the pub with bench seating, a great space to watch the world go by on a summer evening, as well as a small car park to the right of the pub with approximately ten spaces.

TRADING STYLE

The Silkstone is a vibrant community pub with something for everyone. With four well placed HDTV screens, it's the perfect spot to catch all the action from your favourite sports, thanks to full SKY and TNT Sports coverage. The pub also boasts a pool table and darts board, offering plenty of entertainment beyond the screen. It currently supports a pool team, darts team and is backed by a local football team with great potential to grow even further with additional teams. Inside, a mix of fixed and loose seating creates a relaxed, social environment that's ideal for meeting friends or settling in to enjoy the game. Beyond sport, the Silkstone offers strong weekend entertainment, including DJs and live music, which are always well received. There's also plenty of opportunity for the new operator to build on this, perhaps by introducing popular community favourites such as quiz nights, Play Your Cards Right, or bingo all of which are a big hit in our Proper Pubs.

ACCOMODATION

Private Accommodation
The private accommodation can be accessed via a separate entrance from outside the pub, and consists of a lounge, kitchen, bathroom and three good sized bedrooms. This underwent investment and is great condition throughout, a perfect place for a family or couple to call home.

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

admiraltaverns admiral_taverns

FINANCIAL

Security deposit: £2,000
Estimated Annual Turnover (Net): £320,000
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.

BDM VISION

John Previll the Business Development Manager is seeking an experienced individual or couple that are passionate and driven about all things hospitality. As the new operator, you will need to provide a sound base for sports teams and traditional bar games including football, pool, darts, dominoes, quizzes and bingo along with a vibrant and varied entertainment program at weekends. It goes without saying the new operator will put the community at the heart of everything that goes on and will strive to continue to make the Silkstone the community hub in the local area. To succeed the new operator must have a passion and energy for promotion and hosting events to suit all occasions to meet the local community needs.