admiral
TAVERNS



THISTLE, CUMNOCK

CUMNOCK, KA18 3AB

- Fantastic Community local
- Strong established business
- Scope to improve the food offering

The pub is currently closed. We are actively seeking a passionate individual or team to take the reins and breathe new life into this pub. Alongside a strong support system, Admiral Taverns will be offering an excellent financial package to assist with re-opening this pub.

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Thistle is a detached pub in Cumnock, Ayrshire. Cumnock is a Victorian looking town in East Ayrshire and lies at the confluence of Lugar Water and Glaisnock Water. With a small population of around 13,000 people this town has seen a decline over the years, however this area is steeped in local history with its strong mining heritage, beautiful churches and is home to to the Robert Burns academy (the largest educational campus in Scotland). Cumnock has excellent bus and rail links alongside the A70 which connects Cumnock to other larger towns such as Ayr.

Pub Layout

From the main entrance you will be greeted by reception. To the left of reception there is a small, traditional bar which boasts an open fire. With a mixture of low level fixed and loose seating, this area is complimented by a pool table and TV's showing live sporting events. To the right of the reception is a beautiful restaurant. In contrast to the bar, this has a contemporary feel to provide the perfect ambiance and has seating for up to approximately 40 covers. The site is surrounded by a beautiful grassed area. There is a paved area to the side of the main bar complete with benched seating for those perfect summer months. There is a small car park to the right of the pub which can park approximately 6 cars.

TRADING STYLE

The Thistle is a well-rounded establishment that balances its role as a local community pub with its appeal to locals and visitors. With an 80/20 split towards food, The Thistle places significant importance on its food offerings. The emphasis on "good quality home cooked food" suggests a menu that prioritises traditional, hearty meals. The pub has successfully embedded itself within the local community, evident from its solid core of loyal regulars. Its commitment to quality food, engaging with the local community, and effective advertising strategies contribute to its success as a welcoming and popular destination in Cumnock.

ACCOMODATION

Private Accommodation
There is no private accommodation at this site.

FINANCIAL

Annual Rent: £30,000
Security Deposit: Initial deposit of £3,000 building up to £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.

Email: recruitment@admiraltaverns.co.uk
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admiraltaverns admiral_taverns

BDM VISION

Admiral Taverns are looking for an experienced licensee(s) who has a desire to inject new energy and vitality into the business while building upon its existing strengths. Ideally the licensee(s) should have a proven track record in managing multi-faceted businesses, demonstrating the ability to oversee various aspects of pub operations, including food service, entertainment, and customer experience. with a passion for food and culinary expertise. The licensee(s) should be able to develop a menu that appeals to both locals and visitors, using fresh, high-quality ingredients and offering a diverse range of options. The licensee(s) should prioritize creating a friendly and inviting environment where both locals and visitors feel at home whilst implementing a strong marketing plan executed to leverage both traditional and digital channels, including social media, to attract new customers and increase footfall to the pub.