



TRAVELLERS REST, PONTEFRACT WF7 5AP

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Proper Pubs is pleased to offer an exciting opportunity to take on The Travellers Rest, our second venue in the Featherstone just outside the market town of Pontefract, West Yorkshire. This well-positioned site is about to undergo a substantial transformation, with approximately £320,000 being invested to completely refurbish both the interior and exterior. Once complete, the Travellers Rest will offer a high-quality, welcoming environment that blends modern standards with a strong sense community. The pub enjoys a prominent location on a busy main road, providing excellent roadside visibility, surrounded by a dense residential population, making it ideally placed to become a true community hub. Its accessibility and strong presence make it an attractive destination for both locals and passing trade

Pub Layout

The pub is impressive in size and designed with flexibility in mind. The interior will strike the perfect balance between modern and traditional, combining a neutral, contemporary colour palette with bold feature wallpapers that bring warmth and character without overwhelming the space. Entertainment is a key focus with a dedicated games area including state of the art darts boards and a pool table, ideal for hosting local teams and tournaments. This area, while not self-contained has the feel of being a separate space and conveniently serviced by one of the pub's two toilet facilities. Multiple well positioned TV screens will offer great visibility throughout the pub, ensuring customers can enjoy live sport from every angle. The pub's layout, while open-plan, has been thoughtfully zoned to create cosy, welcoming areas which will be achieved through a mixture of flooring finishes including wood, tile, and carpet, giving each section its own unique ambiance. In the main bar area, a dedicated DJ and karaoke stage will provide the perfect platform for regular entertainment nights, adding further appeal to the pubs social calendar. Externally, the Travellers Rest boasts a true wow factor. The outdoor space will be courtyard style seating leading into the garden, offering a fantastic space for al fresco drinks, family gatherings, and larger community events throughout the summer months. This garden is a major asset, offering excellent potential for seasonal events and increasing footfall.

TRADING STYLE

The Travellers Rest is set to trade as a value-driven, community-focused wet-led pub with a strong emphasis on sports, entertainment, and the local community. Following the major investment in both the building and facilities, the pub will present itself as a lively, welcoming venue that directly serves the needs of the surrounding area. The pub will offer a steady calendar of entertainment including karaoke, live music, quizzes, games nights, and DJ events. Sports teams are must, making use of the pool tables and darts board to bring together teams in the community. Crucially, the Travellers Rest must be more than just a pub it must become the beating heart of the community. Active involvement in local life is essential, with regular fundraisers for local charities, support for community groups, and open-door policies that encourage local events and social causes to thrive within its walls.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms (with a shower room), bathroom, kitchen and sitting room all of which will have benefited from redecoration including a new bathroom and kitchen. This is a perfect space for a couple or family to call home.



Sports Driven



Community
Local



3+ Private
Bedrooms



Live Music



Sports Teams



Car Park



Beer Garden

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net):

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 own pub as a self-employed manager taking home 18.5% of the net weekly sales plus incentives. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs, whilst you take care of the employment costs relating to your staff, 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

Michelle Ryan, our Business Development Manager, is looking for a seasoned professional to take on the challenge of running a high profile, community-focused pub. This is not a role for first-timers the scale and demands of this establishment require someone with proven experience in managing a similar style of pub. We are seeking someone one knows the area and understands the local community, has a passion for making a real difference through hospitality, possesses a clear understanding of our business model and demonstrates the commercial acumen needed to drive success. This is a fantastic opportunity to lead a vibrant venue and become a key part of a supportive and forward thinking team. If you're commercially focused, operationally strong, and ready to take the next step in your hospitality career, we'd love to hear from you.



Sports Driven



Community
Local



3+ Private
Bedrooms



Live Music



Sports Teams



Car Park



Beer Garden