



WELLINGTON, LIVERPOOL

LIVERPOOL, L15 4LP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Wellington is a vibrant, wet-led community pub located on Picton Road in Wavertree. Known for its distinctive red glazed tile exterior, the pub occupies a corner plot at a busy crossroads, surrounded by residential homes and local businesses like eateries, hairdressers, and offices. Well-connected by public transport, with Wavertree Technology Park train station just a 9-minute walk away, it also benefits from easy access to Liverpool city centre via nearby Edge Lane and the M62 motorway.

Pub Layout

The Wellington features an open-plan layout with three distinct sections, each offering a unique atmosphere. At the front, an L-shaped central bar is surrounded by seating, catering specifically to Liverpool FC fans. To the left, towards the rear, is a dedicated seating area for Everton FC supporters, with a mix of fixed and loose furniture. On the right side, you'll find a pool table and darts board, adding to the pub's lively, interactive vibe. At the back, there's a small yard that, with a bit of attention, has the potential to become a fantastic outdoor space to enjoy during the warmer months.

TRADING STYLE

The Wellington is a popular wet-led community pub, deeply supported by locals and known for its strong sports focus, particularly football, with both Liverpool and Everton fans making it their go-to hub on matchdays. The pub offers a varied product range, with drink sales driven by regular promotions and offers. Live music and quizzes are well-loved by locals, creating a lively atmosphere. The new licensee should focus on establishing a strong weekly rhythm, ensuring that these key events and promotions become a staple of the pub's offering.

ACCOMMODATION

Private Accommodation

The private accommodation is a reasonable size with three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £8,500

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

Working Capital: £3,000

Stock: £5,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

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

Admiral Taverns is seeking a licensee who is familiar with the local area and can seamlessly integrate into the community, ensuring that The Wellington remains the go-to pub for locals. With its value drinks range, diverse entertainment schedule, and variety of events, the pub should cater to everyone in the community. The incoming licensee will have the opportunity to elevate the already well-established business by enhancing the current offering through a strong marketing plan and maintaining excellent retail standards, taking the pub to the next level of success.



Sports Driven



Community
Local



3+ Private
Bedrooms



Live Music