admiral
TAVERNS



ZERO BUSINESS RATES*

WELLINGTON INN, RUNCORN

RUNCORN WA7 1LB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Wet led opportunity
- Sports orientated
- High footfall location

YOUR INVESTMENT:
£6,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Wellington Inn is located is a residential area only a two minute walk from the Runcorn Old Town and is close to shops and local businesses. Runcorn is an industrial town and cargo port in Cheshire and has a population of approximately 61,000. Runcorn railway station is on a branch of the West Coast Main Line and provides frequent services to Liverpool Lime Street, Birmingham New Street and London Euston. Runcorn East connects Manchester Piccadilly, Warrington Bank Quay, Chester and North Wales. The A533 road passes through the town from the south and over the Mersey Gateway Bridge across the River Mersey and the Manchester Ship Canal. The M56 motorway passes south of the town, through Preston Brook. Three bridges span the River Mersey and the Manchester Ship Canal at Runcorn: the Silver Jubilee Bridge, Mersey Gateway and Runcorn Railway Bridge. The Bridgewater Canal terminates in the town centre.

Pub Layout

The pub has a central bar servery that services both a games room and lounge area. The games room has a pool table, darts oche, flat screen TV and juke box and is located to the left of the pub. The cosy lounge is located to the right with a mixture of fixed seating and loose furniture. Externally to the rear, is a small covered smoking solution. Although there is no car park, there is a free car park to the rear of the pub.

TRADING STYLE

Trading Style
The Wellington is a locals pub. This opportunity would be an ideal starter pub for someone wanting to enter the industry and take on their own business. There is an opportunity to introduce a small back bar food offer, providing snacks. Admiral Taverns can offer the training and support to a new licensee to enable them to provide a snack menu which will provide additional income to the business. There is plenty of scope to build the business by introducing cask ales and develop the existing drinks portfolio. Pool and darts are popular amongst the pub with live sports also popular. Entertainment is key in this fantastic community pub however there is scope for this to be developed further by offering a ‘rhythm of the week’. The pub also benefits from electric charging points

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and is in good decorative order. It consists of three bedrooms, a lounge, kitchen and bathroom.

3+ Private Bedrooms | Beer Garden | Cask Ale | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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FINANCIAL

Annual Rent: £10,500
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: £1,000
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

The Wellington is a very successful locals pub and presents a fantastic opportunity for the right licensee. We are looking for someone with the vision, drive, enthusiasm and passion to continue to move this business forward. This pub could suit someone looking to enter into the hospitality industry and run their first pub. You will be keen to engage with the local community by offering regular entertainment, pub sports and other community activities.


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Cask Ale


Live Music


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