admiral
TAVERNS



ZERO BUSINESS RATES*

WHEATSHEAF, GLOSSOP

GLOSSOP, SK13 7RS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Idyllic location in the heart of Glossop.
- Well established customer base.
- Fully equipped catering kitchen.

YOUR INVESTMENT:
£7,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Wheatsheaf is a traditional limestone building located in the sleepy parish of Old Glossop, on the edge of the Peak District and is the epitome of an idyllic village pub. It caters for both locals and for walkers and cyclists passing through the area who might want to make the most of a hydration break sipping on a pint of well-kept real ale. Glossop is a market town in the Borough High Peak, Derbyshire England. It is located 15 miles east of Manchester, 24 miles north-west of Sheffield and 32 miles north of the county town, Matlock. Glossop has a population of 33,340.

Pub Layout

Entrance to the pub is through the front central doors, which leads into two sperate trade spaces. To the left is an area with circa. 26 covers, mainly used for diners. The stone walls and tiled floors could make this area feel cold and unwelcoming, but the two fireplaces, cosy décor and combination of fixed and loose seating make the space very comfortable. To the right of the entrance is the L shaped bar and seating for a further 14-16 customers. This area is often utilised by those partaking in the weekly quiz or enjoying a game of dominoes. To the rear of the pub is the good-sized, well-equipped catering kitchen and both the ladies and gent toilets. Externally there is a small drinking terrace which wraps around the front and side of the pub, this is very well used in the summer months. Although the pub doesn't have its own car park there is a large car park directly opposite the pub which is utilised by all visiting the parish.

TRADING STYLE

The pub currently trades on a 60/40 wet/dry split. The pub has a good

ACCOMODATION

Private Accommodation
The private accommodation is of good size, spread over two levels and consists of three bedrooms, two bathrooms, a lounge, kitchen and office.

FINANCIAL

Annual Rent: £20,000
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: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options 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.
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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The Wheatsheaf should be the hub of Old Glossop village. It should

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Open Fire

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