



WINNING POST, WOLVERHAMPTON WOLVERHAMPTON, WV6 0SN

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

WOLVERHAMPTON WELCOMES THE WINNING POST TO THE PROPER PUBS FAMILY FOLLOWING A £260,000 INVESTMENT!

The Winning post is a prominent detached pub situated on a spacious plot of land, located on the outskirts of the city of Wolverhampton benefitting from being in the highly populated area which has a bustling community. The pub is ideally located within walking distance of Wolverhampton Racecourse and Molineux Football ground.

Pub Layout

Following a substantial investment, the Winning Post will offer a large, open plan trading area with a traditional décor and a contemporary twist. As you enter the pub you are welcomed into a spacious room, where you will see the large main bar servery directly in front. To the rear, steps lead up to a designated games area featuring two pool tables, two darts boards and large projector screen for sports, making this a well loved space for any avid sports fan. In addition to this there are also a number of large screen TV's in the main trade area. Wrapping around the exterior of the pub you will find two garden spaces, one of which is home to a spacious covered outdoor seating space, ideal for any time of the year and also a lawned play area for children. The pub also benefits from a large car park with up to 20 car park spaces.

TRADING STYLE

The Winning Post is a wet led, community focused pub which should serve as a welcoming hub for the community. Existing activities provide a sound base of sports teams and traditional bar games including; darts, quizzes, pool and poker. By consistently focusing on community engagement, entertainment, and providing a warm and inviting space, the pub will continue to be a central hub for the local community. Tap into increased foot traffic by offering pre-race drinks and a lively, race-themed atmosphere with consistent focus on excellent service and vibrant events. Maximise on game-day excitement with tailored promotions and convenient access for football fans. Expect an established product range, enticing offers, and excellent value for our valued customers.

ACCOMMODATION

Private Accommodation

The private accommodation consists of: refurbished to a good standard. Four bedrooms, sitting room, kitchen and bathroom. This benefits from its own private entrance and a private garden.



Sports Driven



Community
Local



3+ Private
Bedrooms



Live Music



Car Park



Beer Garden

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover (Net): £314,000

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

Alison Davidson, the Business Development Manager, is seeking a well-established and experienced couple with a proven track record in managing community-focused pubs, capable of delivering a strong weekly rhythm that incorporates match days, race days, live music, pool teams, and engaging activities such as quiz nights and bingo, making this opportunity unsuitable for first-time appointment. This pub serves as a vibrant hub for the local community, with an established customer base and significant potential for growth. Its unique connection to Wolverhampton race days and Molineux match days offers lucrative opportunities for creative operators to further build its success. The ideal candidate will be the ultimate community hero, who operates with us, the customers who drink and socialise with us, and the locals who live near us in our communities.



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