

Great community pub in Alsager

LINLEY TAVERN

Alsager

INTERESTED?



0161 612 4112



recruitment@frederic-robinson.co.uk

OVERVIEW

The Linley Tavern, situated in the lively town centre of Alsager, is a great community local pub catering for the largely residential area of Alsager. The Linley is the focal point for this area, offering a warm and community based welcome every time you enter. The pub was renovated four years ago and was carried out to broaden the overall appeal of the pub, grow the business within the local and wider community, and to add a brighter look and feel, taking it from a dated community local to a contemporary traditional pub. The Linley promotes live sporting events, and regularly holds entertainment nights, bingo, quiz evenings and community activities. Robinsons are looking for a new licensee to immerse themselves into the village life of Alsager, and to move the business forward with the offering that is there. We are offering this pub on a 1- or 5-year agreement on the advertised terms.

THE FIGURES



Accommodation

£0



Beverages

£262,844



Food

£0



Rent

£19,000

Potential turnover

£262,844



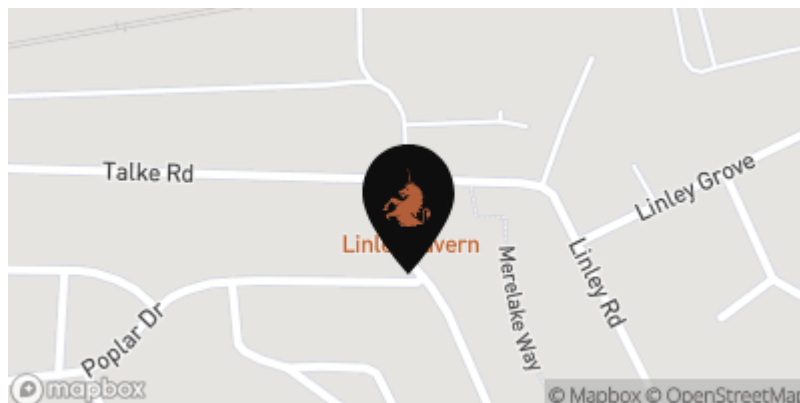
THE DETAIL

LOCATION

The Linley Tavern is located on Talke Road in Alsager - a town and civil parish in Cheshire East to the north-west of the city of Stoke-on-Trent, and east of the railway town of Crewe. The pub is situated within a housing estate and many of the customers are from the local community.

LINLEY TAVERN

Talke Road,
Alsager,
Stoke-On-Trent,
ST7 2PP



BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	214
Current MAT Barrelage	170
1 Year ago MAT Barrelage	196
2 Year ago MAT Barrelage	186
3 Year ago MAT Barrelage	224

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

4 Week's Rent	£1,462
Trading Deposit	£6,000
Professional Fees	£2,022
Stock & Glassware	£5,000
Fixtures & Fittings	£0
Sub Total	£14,484
Potential Turnover	£262,844

ACCOMMODATION

TRADING

The Linley has always been the 'go to' pub for live sport and entertainment. When Robinsons refurbished the pub four years ago, they wanted to enhance this but also modernise the space inside, making it a pub for all to enjoy. A small, fixed seating area within the bay window of the pub was removed and the area has now been raised to create a new seating area, which doubles up as a stage for live bands. The area was made more accessible and unrestricted for entertainment so that customers are able to enjoy the pub's offerings more comfortably. There is a new modern bar counter and back fitting to enable an improved product display for customers. In order to improve customer flow, a small partition wall was removed and replaced with a screened area to offer some division between the lounge bar area and the pool and darts room. There is also a catering kitchen that is currently used for buffets for functions and the sports teams. There is a large car park and outside seating area with a children's play area.

PRIVATE

The private accommodation has been very well maintained and comprises of a long well-lit landing with a sun light, two large double bedrooms with plenty of storage, and one large single or small double bedroom. There is a spacious lounge, well-fitted kitchen and a large bathroom with a fully fitted suite, along with a separate shower cubicle. On the landing are three spacious storage cupboards.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/linley-tavern-alsager>



thelinleytavern