



OLD PINT POT, SALFORD:

Adelphi Street, Salford, Lancashire M3 6EN

The Old Pint Pot is a large pub which sits on the banks of the River Irwell in Salford, Greater Manchester. The pub benefits from a large, open plan main floor with a large bar and plenty of space for diners and drinkers. The kitchen is directly behind the bar and well appointed. Upstairs the pub has a fantastic function room/live music venue which is large enough to have a stage area. There is also a large outside area, which has up to 40 tables, with great views. The pub has its own car park and benefits in its great location, close to many new apartment blocks and next door to Salford University.

The ideal candidate will require huge drive to run this business successfully, they will also require a passion for live music and have the contacts to develop this side of the business further. They will also require the ability to be able to resonate with the student customer base to plan events to maximize the use of the upstairs function space.

Trading area and facilities -

Refurbishment planned:	Yes	No. of bars:	2
Dining room:	No	No. of food covers:	100
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	Yes
Live sports:	No	Pub games:	No
No. of letting rooms:	2		

Private accommodation -

No. of double bedrooms:	2	No. of single bedrooms:	0
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Yes	Office:	Yes

The financials -

Estimated weekly sales:	£14,000	Sales mix:	87:13 wet led
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Retailer fee:	22%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	£1,000
Total ingoing costs:	£6,360		

