



Leased Business Opportunity

The Sundial



Pub Details

The Sundial, Walmersley Road, Bury, BL9 6QF

Agreement Available

5, 10 or 15 year Lease

Location

The Sundial is a prominent landmark building located on the busy Walmersley Road on the outskirts of Bury, Greater Manchester, and is surrounded by established and mixed residential dwellings.

Bury is a town in Greater Manchester and is 5.5 miles (8.9 km) east of Bolton, 5.9 miles (9.5 km) west-southwest of Rochdale, and 7.9 miles (12.7 km) north-northwest of the city of Manchester. Bury has a total population of 61,000.

Note:- The details and photographs contained within these particulars are for information purposes only. They should not be wholly relied upon by any prospective tenant or lessee who should carry out their investigation and inspection of the premises.

The Pub

The Sundial is a popular community public house with a great reputation for live sports and games. Having been refurbished to a high standard in 2007 it has one bar which serves both the games room and lounge area.

The games room has facilities for pool, darts and has a large screen TV. The pub is a base for numerous sports teams and clubs.

The lounge is light and spacious and capable of hosting live entertainment.

Externally there is a large covered patio area which provides an ideal smoking facility. This area is also heated and has an external TV.

Typical Consumers

The Sundial attracts most of its trade from the immediate local area. Clientele is a good mix of ages and social groups.

Private Accommodation

Consisting of a large flat with flexible layout to provide a minimum of a kitchen, dining room, 3 bedrooms, bathroom and lounge.

The Future

With an excellent location and reputation the Sundial should maintain its position as the best local pub in the area.

People Profile

Daniel Thwaites are looking to attract an experienced operator with a very strong commercial background. You will be well financed and professional and willing to invest time, money and energy into ensuring the business continues successfully.

Training

All Daniel Thwaites tenants attend the compulsory Induction Course. This 3 day course covers various aspects of the licensed trade from marketing to accounting, health & safety to employment law. The course is currently run from our Head Office and further details will be made available to successful applicants.

Licensing

You will require a Personal Licence in order to take on this business opportunity. If you do not currently hold a Personal Licence then please contact us for further information on obtaining this.

Licensing Applications for all ingoing tenants are dealt with by our Company Solicitors as part of the changeover process. Further details of this will be provided to successful applicants.

Other Costs

The property is currently operated directly by Daniel Thwaites as a managed house. Detailed running costs are available upon request.

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Financial Information

Rent	£30,600 per annum plus VAT
Wet Turnover	£378k excluding VAT
Barrelage	431 barrels per annum (36 gallon barrels)

Ingoing Required:

Bond	£6,000
F&F	£19,640 Available on a 5 year loan agreement
Stock	£5,000 approx – subject to valuation on changeover date
Working Capital	£5,000
Licensing Fees	£300 plus VAT
Induction Course	£350 plus VAT

What do Thwaites Offer?

- Dedicated support and advice from an Area Business Manager
- Range of award winning Cask Ales, and world famous factored brands
- A range of flexible agreement types
- Business support in key areas:-
 - Catering
 - Marketing
 - Training
 - Wines
 - Property refurbishment and maintenance
 - Product quality and dispense
 - Telesales and delivery teams

Application process

Complete an Online Application Form via our website www.danielthwaites.com or complete the enclosed paper Application Form within this pack.

Your application will be acknowledged following receipt and will be considered by our interviewing panel.

The applicants who meet the appropriate criteria will be invited for an interview with a member of our interviewing panel. At this time we would ask that you bring along your proposed Business Plan for the premises together with any additional supporting information.

If you require any further information at this stage then please contact the **Recruitment Hotline** on **01254 686840**.

Thank you for your interest in Daniel Thwaites.

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