Overview of Clifton Arms

The Clifton Arms is one of only two pubs in the village of Warton and is ideally located on the A584 from Blackpool to Preston. The pub fronts the main gates of one of the biggest employers in the North West, BAE Systems which develops MOD fighter aircraft. BAE Systems employs thousands of people and has hundreds of visitors every day. The Clifton Arms is a well-known destination venue for food and drink, on the way to or from the seaside and away from the noise of the tourist resort. The versatile trade space accommodates dining, functions, sports and entertainment and is a great opportunity for an experienced publican to take on a growing business. Towards the end of 2012, the pub benefited from an external decoration, including new signage and lighting increasing the appeal of this attractive pub to passers-by.

At a glance

Your agreement:
Partnership Investment Lease

Potential turnover: £475,000

Guide Rent: £25,000 per annum

- Traditional destination venue
- Main bar with pool and darts facilities
- Versatile trade space for dining, functions and entertainment
- Huge potential customer base
- Large external trade area with 60 space car park

To talk to someone about this opportunity or for any general enquiries call or email the recruitment team on:
03333 20 00 36
enquiries@eigroupplc.com

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Regional Manager’s thoughts on Clifton Arms

The Clifton Arms has a growing reputation for its food and wet trade and enjoys the benefit of a loyal established customer base predominantly local villagers and the business community of BAE Systems, Land Registry and Oaklands Leisure Park. The pub’s proximity to Preston and Blackpool increases the opportunity to attract significant passing trade. We are ideally looking for a publican with food retailing experience to embrace the development of the pub’s retail proposition and add to the already vibrant trade.

Mark Price, Regional Manager

Indoor trading area

The pub is traditionally decorated which offers character to the two distinct trading areas; the bar and the lounge. The main bar houses a TV, dart board and pool table which is used by a local pool team. The lounge is flexible accommodating over 60 covers and offers dining and function space, plus entertainment and live music. There is a small room for 30 covers which is ideal for private functions and has recently been decorated. The kitchen is fully equipped and operational, capable of producing a good food menu. A secure door leads up to the private accommodation.

Outdoor trading area

There is a secluded beer garden to the front with seating for 20 people, a popular feature in the summer months. A second area to the rear has capacity for 40 plus, however this requires development in order to be fully utilised. The well-maintained car park is situated to the side of the pub with space for 60 vehicles.

Your living accommodation

Located above the pub and comprising three spacious double bedrooms, a large lounge, bathroom and a kitchen. The rooms are well-decorated and fully carpeted.

Our proposed agreement - Lease

Potential turnover

£475,000 per annum

This is our estimate of the potential annual turnover of the pub business. It does not include the financial benefits of any living accommodation, which you will need to consider.

Partnership terms

Guide Rent: £25,000 per annum, payable weekly in advance. Based on discount scheme PARTNERSHIP BAND K.

The proposed agreement: Partnership Investment Lease

Key terms available online here

We will also discuss your purchasing options (Wines, spirits, cask, minerals and flavoured alcoholic beverages) which you can choose all, a combination or none. Tie release fees will apply.

Location

The pub is situated in the lovely rural village of Warton with some small shops and retail units and a population of approximately 3,000 people. Housing is a mix of well-established traditional semi-detached properties and bungalows. The Clifton Arms is six miles from Preston and eight miles from Blackpool, with easy access to the M55.

Local competition

Plough Hotel, Lytham Road, Preston, PR4 1XA (0.71 mi)
Birley Arms Hotel, Bryning Lane, Preston, PR4 1TN (0.93 mi)
Coach & Horses Hotel, Preston Old Road, Preston, PR4 1PD (0.98 mi)
Ship Inn, Bunker Street, Preston, PR4 1HA (1.11 mi)
Harrisons, Ribby Road, Preston, PR4 2PA (2.06 mi)

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Estimated capital start-up

£11,250 (excl VAT)
Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £25,000), refundable at the end of your agreement dependent on your account being in good order. Up to two weeks rent and other contractual charges will be payable in advance. Please note, the actual deposit payable will be 25% of the final agreed rent.

Estimated fixtures & fitting value

£15,000 (excl VAT)
To be discussed with the Regional Manager

Rateable value

£43,350
- For further information regarding the April 2017 revaluation, please visit www.tax.service.gov.uk/view-my-valuation/search
Uniform Business Rate April 2018 49.3p (England) 51.4p (Wales). To establish the rate payable, please contact the relevant Local Authority.