

Ashton-U-Lyne

JUNCTION INN

A great community pub in Ashton-Under-Lyne



OVERVIEW

Our Operator Partnership is a 3-year service agreement without a large upfront cost, giving you the chance to be your own boss while keeping overheads low. You'll be self-employed, running a Robinsons pub through your own limited company, with no rent, utility bills or property repairs to manage. We provide the basics you'll need to run the pub and attract the customers, so you can focus on serving your customers. Private accommodation is included, and you'll receive 20% of the previous week's turnover.

INTERESTED?

Register interest

THE DETAIL

FINANCIALS

FMT: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator".

Potential turnover	£6,000
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Agreement Type	Operator Partnership
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Potential profit before staffing	
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Weekly rent	N/A
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LEVEL OF INVESTMENT

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

Total ingoing costs	5,000
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Deposit	
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Induction and training	
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THE DETAIL CONTINUED


TRADING STYLE

The Junction is a stereotypical wet-led community local. It has a great mix of draft and cask products on the bar, with a varied range of spirits from entry level to premium. Sports is a driving force within this business, with Sky and TNT readily available at the cost of Robinsons, along with the opportunity for additional pre-paid fights. There will need to be a consistent 'Rhythm of the Week' to drive trade in the later evenings. There is already a solid and consistent early doors trade Monday-Sunday.

-  Community local
-  Live entertainment
-  Show sports

TRADING SPACE

On entering the Junction, you are welcomed into the main trading space with barstools hugging the bar and a number of lower tables and bar located in the heart of the pub. To the left when you walk in, there is a cosy snug room with soft furnishings for those looking for a quiet drink. To the back of the trading space, there is a games room housing pool table and darts occy. There are televisions located in every trading area of the pub. Outside of the pub, to the rear, is a sheltered smoking area which leads out on to a raised Pergola providing outdoor seating.

-  Beer garden
-  Private accommodation

THE DETAIL CONTINUED

PRIVATE ACCOMMODATION

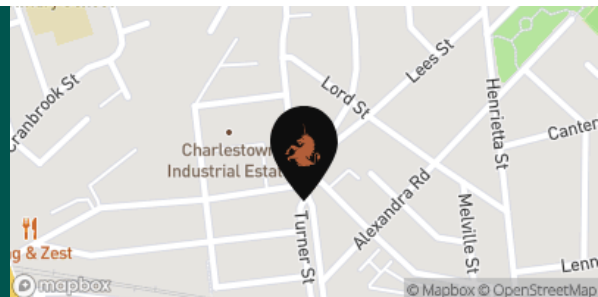
The private accommodation is located on the first floor and is accessed via an external fire escape or through the main trading area. In brief it comprises of: Two double bedrooms, office, kitchen, large lounge/diner, bathroom and separate WC.

LOCATION

Ideally located on the corner of Turner Lane, the Junction benefits from the commercial factories, local businesses and an abundance of chimney pots. Just a short walk away from Ashton Town Centre which is a popular market town only 6 miles east of Manchester and it has great transport links.

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55 Turner Lane,
Ashton-U-Lyne,
OL6 8LP



THE DETAIL CONTINUED

BDM VISION

I am looking for an Operator who can really submerge themselves within a community pub. Driven by creative ideas and able to deliver on targets, the new operator of the Junction is in a rare position to take on a ready made pub. There is scope and opportunity to increase sales and create a consistent rhythm of the week and to get involved with local groups and charities.



Alex Kitchen
Business Development Manager

DIGITAL PRESENCE

The Junction has both active Instagram and Facebook accounts, ready to take over from handover.

»» **Pub Website**

»» **Google Maps**

»» **Facebook**

»» **Instagram**

THE DETAIL CONTINUED

ENVIRONMENTAL IMPACT

DEMOGRAPHICS

The Junction is on the fringe of the town centre on a smaller street. The local population can therefore be more important to the success than for other town centre pubs, particularly due to the lower number of shoppers. Getting the right mix of clientele between local residents and workers is key to a thriving pub. Drink sales are above average and with the proximity to town centre it allows a premium to be charged for many drinks

THE DETAIL CONTINUED

RESOURCES & SUPPORT

At Robinsons, we're committed to making sure every one of our Operator Partners feels confident and fully supported throughout the onboarding journey. That's why we provide a comprehensive training course along with ongoing support across every department.