



The Printers Draft

Ref: 5455496

1 Market Place, Pontefract, WF8 1AG

Leasehold: £85,000, Annual Rent: £15,000

Gross turnover of £5,000 - £7,000 per week

Rent £15,000 per annum

65 covers and a stage

Includes one bed flat generating £6,000 PA

Fully staff run

Energy Rating D

Offered at a reduced price if sold as Company share transfer



The award-winning Printers Draft trades as a unique wet led bar, with an established concept of flavoured gins, cask ales, hand crafted cocktails also with regular and popular live acoustic music sessions. Appealing to a high standard of more mature customers. The Printers Draft occupies an fantastic corner location with frontage onto the very busy Market Place and a side aspect along the popular Gillygate. The ground floor area has space for 65 customers, two toilets, bar and rear bar, glass washing area, along with a chilled beer cellar. The interior trading area and exterior facades have both been renovated recently to a very high standard. A stage for live music performers has been incorporated into the main ground floor area. Situated on the first floor there are storage areas, and an office.

Additionally, there is a one bedroom flat that is currently let to a private tenant, bringing in an extra income of £500 per calendar month. This flat has been recently renovated to a high standard. The Printers Draft is being offered via asset transfer or by way of a share sale of the company GJG Bars Pontefract LTD at a reduced price.

Location

Pontefract is a historic market town in the Metropolitan Borough of Wakefield in West Yorkshire, east of Wakefield and south of Castleford it had a population of 30,881 at the 2011 Census.

The Printers Draft is an award winning bar in the heart of the town, winning the coveted 'Countess of Rosse' Award for its interior and exterior design from the Pontefract Civic Trust, and is less than three quarters of a mile from all three train stations in Pontefract and less then half a mile away from Pontefract Castle.

Ground Floor

65 cover bar
Stage for live music & acts
Impressive bar area
Customer toilets



Ancillary Areas

Storage areas
Beer cellar
Back office

Letting Accommodation

One bed flat comprising; double bedroom, lounge, kitchen, utility room, and shower room

Photos of the accommodation can be made available upon request.

The Opportunity

This bar represents an excellent opportunity for a new hands-on operator to trade from a well-established business. Trade can be greatly enhanced with the addition of lunchtime opening hours.

Trading Information

Gross turnover is in the region of £5,000 to £7,000 per week.

Trading Hours

Thursday to Sunday evenings with a mixture of live and recorded music, DJ sessions, along with a mid-week quiz night.

Staff

Currently staff run with a complement of seven members of staff.

Tenure

Leasehold.

Lease expires 24 November 2026

Fully protected by the Landlord & Tenant act with Guarantee of Tenure

Rent: £15,000

No rent reviews before conclusion



Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

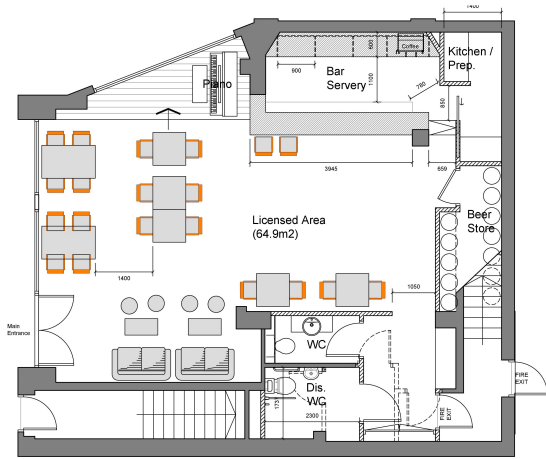
Furniture, sound & light, fridges, tills, ice machine, glasswasher, cellar cooling, air-conditioning, CCTV, are all included in the sale.

Business Rates

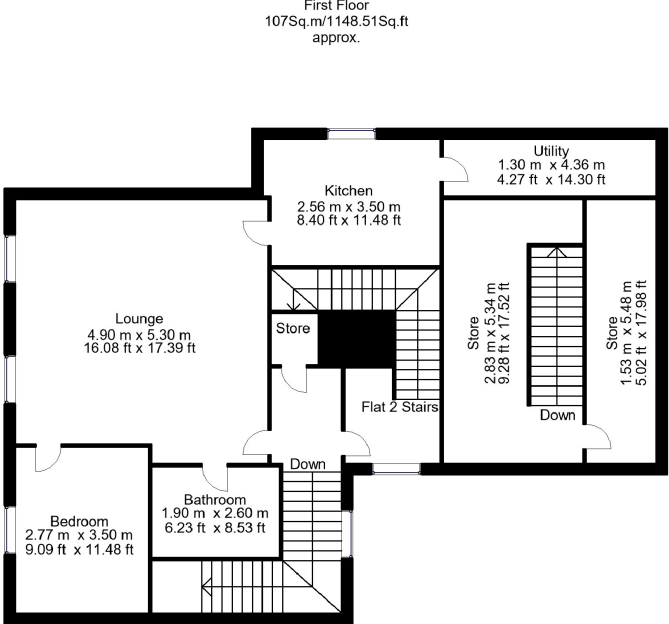
The Rateable Value is £18,250 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence until 2am every day



Ground Floor Plan



First Floor
107Sq.m/1148.51Sq.ft
approx.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Alex Rex

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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