

The Minders Arms

51 Joshua Ln, Middleton, Manchester M24 2AY

Rent - £3000 per annum

Potential Turnover - £127,000



“Great pub for a new Pub Partner “

Overview

The Minders Arms, is a wet led community pub 200 metres from the Brewery, which offers a range of JW Lees cask ales and lagers, spirits and wines. You can try your hand at darts and pool whilst sipping on a fresh, well cared for pint of JW Lees Bitter. The pub offers a great outside seating area. Dogs are very welcome.

Trading facilities

The pub has 3 small rooms, a main room with bar, a pool room & a small back room. The beer garden to the side of the pub.

Accommodation

The Pub Partner accommodation has a kitchen, bathroom, living room & 3 bedrooms.

Costs

Bond - £5000

Service charge - £1254

Stock and glassware - £2000

Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)
2019 / 20	102	344	252	89	417
2020 / 21	43	96	108	31	152
2021 / 22	132	467	113	98	591
2022 / 23	90	206	77	47	302
2023 / 24	53	428	54	40	456