

The Greyhound

1 Elly Clough, Royton, OL2 5ES

Rent Guide
£15,000 + VAT
 Per annum

Potential Turnover
£322,697

Community Pub

Wet Led operation

Living Quarters



Guideline Ingoing Costs

Bond	£5,000
Service Charge	£8,372
Stock and glassware	£4,500
Total Ingoing fees †	£17,872

† If you don't have all the funding available immediately, talk to us



Overview

A fantastic opportunity to take the reins of a thriving, traditional community pub in the heart of Royton, just a short distance from Oldham Athletic Football Ground. The Greyhound is a much-loved local with a strong reputation for its friendly atmosphere, quality drinks, and superb beer garden — the ideal spot to relax and enjoy a pint.

Trading Facilities

The Greyhound offers an inviting open-plan trading area thoughtfully designed with a mix of fixed and loose seating, creating a comfortable and sociable environment for both regulars and visitors. The interior is tastefully decorated, blending modern comfort with traditional pub charm.

To the right of the entrance is a raised lounge area featuring a cosy fireplace and TV, making it a favourite spot to unwind with a pint of J.W. Lees Bitter. The central bar servery, traditional in design, provides efficient service across the trading space and showcases a range of quality hand-pulled ales.

Behind the bar leads to a well-sized trading kitchen offers the potential to develop a strong food offering if desired.

Doors next to the bar open onto a covered patio area, leading up to a large attractive beer garden — the true hub of the pub during the warmer months and a major draw for locals and visitors alike.

Private Accommodation

Comfortable and well-presented private accommodation is located on-site, comprising a kitchen, bathroom, living room, office, and three bedrooms — ideal for an operator or family looking to live and work on the premises.

Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite Barrels
2020 / 21	43	711	565	166	1,006	58
2021 / 22	139	1,231	1,091	287	3,198	175
2022 / 23	152	1,245	1,671	238	2,907	189
2023 / 24	179	1,590	1,945	254	3,726	225
2024 / 25	177	1,977	2,420	265	3,886	229