

Jolly Carter

118 Worsley Rd, Eccles, Manchester M30 8LS

Rent Guide

N/A

Potential Turnover

£390,000

Expected Earnings

£81,900

(baseline – great potential to boost further)

Upcoming refurbishment
(Jan 2026)

Wet led pub

Living Quarters



Guideline Ingoing Costs

| | |
|---------------------|--------|
| Bond | £5,000 |
| Service Charge | £0 |
| Stock and glassware | £0 |
| Total Ingoing fees | £5,000 |

Overview

Newly refurbished pub (January 2026) in excellent condition following a 6-figure investment, located in a highly populated residential area of Worsley, Eccles.

This is an excellent opportunity for experienced pub professionals to run their own pub with the support of a 7th generation family brewery and pub company.

Rent-free accommodation

Full utilities paid: gas, electric & water (for the entire building including the accommodation)

Cost of Sky & TNT Sports included

Entertainment budget support

Business rates covered

Trading Facilities

Wet-led operation with buffet catering kitchen.

The pub has three main areas which are all served by a central bar. There's a dedicated games room with pool and darts, a central lounge and a semi-private function space – perfect for hosting special occasions.

Throughout the pub there are top quality television and speaker facilities to screen the regular array of live sport.

The catering kitchen is equipped to produce and serve buffets on site, rather than a permanent food offering.

There's a rear beer garden with all new seating and planter soft finishes.

Private Accommodation

The newly refurbished private accommodation is made up of 4 bedrooms, 1 bathroom, 1 kitchen and 1 lounge, ideal for a family.

Barrelage

| Year | Draught Beer (Brls) | Bottled Beer (Litres) | Wines (Litres) | Spirits (Litres) | Soft Drinks (Litres) |
|----------------|------------------------|--------------------------|-------------------|---------------------|-------------------------|
| 2020 / 21 | 41 | 502 | 139 | 194 | 966 |
| 2021 / 22 | 140 | 1,719 | 410 | 478 | 3,288 |
| 2022 / 23 | 163 | 1,633 | 452 | 444 | 3,830 |
| 2023 / 24 | 157 | 1,947 | 488 | 516 | 4,155 |
| 2024 / 25 | 156 | 2,092 | 478 | 451 | 3,900 |
| Average | 131 | 1,579 | 393 | 416 | 3,228 |