



# The Royal Oak

275 Sheffield Rd, Glossop SK13 8QY

**Rent – £40,000 per annum**

(including fixtures and fittings, rental and buildings insurance)

**Potential Turnover - £515,000 per annum**



We're looking for an experienced Pub Partner to take the helm of our new and exciting acquisition, **The Royal Oak in Glossop**.

This is a rare chance to relaunch a much-loved community pub which will benefit from a **significant full refurbishment**, creating a fresh, welcoming space for both loyal locals and new customers alike.

The Royal Oak has all the ingredients to become a standout destination at the heart of the community — and we're looking for a proven operator who can turn that potential into a thriving business with a **strong drink-led offer complemented by quality food**.

Private living accommodation above the pub is included and is comprised of 3 double bedrooms, 1 single bedroom, an office space, galley kitchen, living room and family bathroom.

## **What makes this opportunity special?**

- A fully refurbished pub, ready to relaunch with impact
- A prominent community location in Glossop with established trade history
- The backing, support and reputation of JW Lees
- The chance to shape the offer and reputation from day one
- Huge scope to drive both wet and food sales

## **Who we're looking for**

You'll be an experienced pub operator who understands how to:

- Create a welcoming, community-focused atmosphere
- Deliver an excellent drink offer with well-kept cask ales at its heart
- Build a food proposition that drives repeat visits and reputation
- Lead a team, manage standards and grow trade consistently
- Engage with local customers and make the pub a true hub of the area

This is the ideal opportunity for someone who wants to put their own stamp on a high-potential pub, supported by an industry leading regional brewer with a hands-on approach to partnership.

If you're passionate about running great pubs, know how to balance strong wet trade with quality food, and want to be part of an exciting relaunch story, we'd love to hear from you.

## **Costs**

Bond - £5000

Stock and glassware - £6000