

The Washbrook Tavern

315-317, Washbrook, Chadderton, Oldham, OL9 8JL

Potential Turnover

£260,000

Expected Earnings

£70,980 (baseline – great potential to boost much further)

Retail Operator

Community Pub

Wet-led operation

Living Quarters



Guideline Ingoing Costs

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

Overview

The Washbrook Tavern is a well-established community sports pub with a strong local following. The pub benefits from established darts and pool teams, regular live entertainment, outdoor drinking space with decked area, on-site parking, and a welcoming, family-friendly atmosphere. It serves as a focal point for the local community and enjoys consistent support from nearby residents.

Trading Facilities

The Washbrook Tavern is situated within a densely populated residential area and benefits from strong local trade. The property has a warm and inviting appearance both externally and internally.

Externally, the pub features a popular, secure, enclosed patio area to the rear, providing an attractive outdoor space for customers. There is also parking available for customers and site occupiers.

Internally, the pub operates across two distinct trading areas. The main lounge offers a comfortable and atmospheric environment, with sufficient space to accommodate both live and recorded entertainment. A separate games room provides dedicated facilities for sports and social activities, including a pool table and darts area, helping to support the pub's strong community and team-based trade.

The layout offers a good balance between casual drinking, entertainment, and *community*-focused activities, making the Washbrook Tavern an attractive opportunity for an experienced operator looking to build on its established customer base.

Private Accommodation

There is a 3 bedroomed private accommodation, with lounge, kitchen and office.

Barrelage

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2020 / 21	77	521	52	153	1,101	88
2021 / 22	220	1,742	165	517	3,314	255
2022 / 23	204	2,052	134	451	3,208	240
2023 / 24	204	2,307	230	587	3,211	243
2024 / 25	187	1,917	220	589	3,048	222