



THE FAIRWAYS

BAWTRY ROAD, BRINSWORTH, ROTHERHAM S60 5NU



Purchase this business - OIRO £15,000

Purchase price – OIRO £15,000

Rent - £730.58 p/wk- Initial rent-free period available

Profit Partnership Plus Agreement

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable) and **the purchase price is reimbursed** when the business is sold back to Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs
- No rent reviews for the duration of the agreement

Neighbourhood

The Fairways is situated in the popular village of Brinsworth, within the Metropolitan Borough of Rotherham, South Yorkshire. Home to a population of more than 8,000 residents, Brinsworth offers an excellent range of local amenities, making it an attractive location for families and professionals alike.

The village is well served by three primary schools and a secondary school, alongside a variety of outdoor play areas, parks, and green spaces that provide plenty of opportunities for recreation and family activities.

Conveniently located just minutes from Sheffield and Junction 33 of the M1 motorway, The Fairways enjoys superb access to shopping, entertainment, and leisure facilities. Excellent transport links connect residents and visitors to Sheffield, Rotherham, and the wider South Yorkshire region, making it an ideal base for commuters and those looking to explore the area.

Licence details

Alcohol Sales

Monday – Thursday – 10am - midnight

Friday and Saturday – 10am – 1230am

Sunday – 10am - Midnight

Live & Recorded Music

Monday to Sunday – 10am – midnight

Living accommodation

The living accommodation comprises of kitchen, lounge area, 3 bedrooms and a bathroom, all serviced by gas central heating. The domestic quarters are in good decorative order throughout and benefit from a roof terrace which overlooks the golf course.

Brief description of the present trading environment

The Fairways enjoys a superb position overlooking one of Rotherham's premier golf courses. Aptly named "The 19th Hole", this charming property occupies an attractive setting in the heart of South Yorkshire, offering guests picturesque views and a welcoming atmosphere.

The property comprises seven well-appointed en-suite letting rooms, each equipped with a flat-screen TV and tea and coffee making facilities, ensuring comfortable accommodation for both short and extended stays.

Ideally located for both leisure and business travellers, The Fairways is approximately 10 minutes from Sheffield Arena and even closer to Meadowhall Shopping Centre, one of the region's premier retail destinations. With its desirable location, established accommodation offering, and attractive outlook over the golf course, The Fairways presents an excellent opportunity for investors and hospitality operators alike.

Pub Facilities

- Large open plan trading area divided into a main bar (36 covers) and a dining area also suitable for functions (60 covers)
- 7 Well-appointed ensuite letting rooms (3 double and 4 twin rooms)
- Large patio areas to the front and side elevations (part covered) with festoon lighting
- Light and airy conservatory with outside space and views over the golf course
- Good decorative order with contemporary finishes throughout
- Large and fully equipped commercial catering kitchen

Experience and qualities that would be beneficial

- Previous letting room experience
- Catering experience
- Experience in the licence trade is preferred but not essential.

The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

Gallery



