



THE FAIRWAYS

BAWTRY ROAD, BRINSWORTH, ROTHERHAM S60 5NU



Purchase price – OIRO £19000

Rent - £730.58 p/wk

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 located in the popular village of Brinsworth, within the Metropolitan Borough of Rotherham in South Yorkshire with a population of over 8000 people. The area offers excellent local amenities, including three primary schools and a secondary school, as well as a variety of outdoor play areas for children. There are also several parks and green spaces, making Brinsworth a great choice for families.

Just a stone's throw from Sheffield and Jct 33 of the M1, The Fairways is ideally positioned for shopping, entertainment, and leisure activities. The area benefits from excellent transport links, providing easy access to Sheffield, Rotherham, and the wider South Yorkshire region — making it an ideal base for visitors and commuters alike.

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 a lovely spot in the heart of South Yorkshire. The Fairways offers seven well-appointed en-suite letting rooms, each featuring a flat-screen TV and tea & coffee making facilities, providing comfortable accommodation for guests.

Ideally situated for both leisure and business visitors, the property is just a 10-minute drive from Sheffield Arena, with Meadowhall Shopping Centre even closer. Its excellent location and attractive outlook make The Fairways a fantastic opportunity for investors or 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 to be demonstrated by the successful applicant.

- 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. 😊

We look forward to speaking with you.

Gallery



