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**Timothy Taylor’s Pub Estate**

**The Lord Rodney**

**Job Description**

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| **Post:** The Lord Rodney Tenant | **Reports to:**  Timothy Taylor’s Estate Operations Director |
| **Location:**  The Lord Rodney  Church Street  Keighley  West Yorkshire  BD21 5HT | **Date:** 3 March 2020  **Deadline for application:**  Dependent on applications received  **Email:**  [tim@timtaylors.co.uk](mailto:tim@timtaylors.co.uk) |

**Job details and purpose:**

A fantastic and rare opportunity has arisen within the Timothy Taylor’s Pub Estate. The Lord Rodney, situated in Keighley, currently has a vacant tenant position and we are looking for an enthusiastic business partner/s.

**Property Details:**

Located next to the parish church in the quiet oasis of Church Green and within a couple of minutes’ walk from both the town shopping centre and Keighley markets as well as a small pay and display car park. On the site of Keighley’s oldest pub, The Olde Red Lion and renamed the Lord Rodney after his victory over the Spanish fleet in 1780.

The stylish, newly refurbished site compromises bar and dining areas as well as a covered, heated beer terrace to the rear and is complemented with cosy areas including comfy armchairs and a wood burning stove. A very well-equipped catering kitchen is at the heart of the site offering a healthy food trade to complement the well-stocked bar.

**Trading Style:**

The Lord Rodney is a bit of a chameleon pub focusing on quality freshly prepared food, served daily from noon until 8pm and evolving into more of a late-night venue on the weekend evenings. Current opening hours are Monday to Thursday 11.30am to 11pm, Friday and Saturday 11.30am to 2am and Sunday noon – 10pm. Currently offering six cask and nine keg lines along a single good sized bar and will be free of tie on wines, spirits, soft drinks and bottles, (other than our own).

**Private Accommodation:**

Private two-bedroom flat located above the trading area and accessed through the pub. Consisting of an open plan galley kitchen and sitting room along with the two bedrooms and bathroom.

**Applicant Profile:**

We are looking for an experienced operator/s who have a good catering background to drive a vastly expandable food offering. **Potential to be immediately available.**

**Financials and Tenure:**

* Length of Tenure: 3 or 5 years
* Agreement type: Tenancy
* Rent: £25,000 plus 4% of net turnover. This is initially negotiable for the right applicant.
* Ingoings: £5,000 bond plus stock. Fixtures and fittings are valued at approximately £28,000 for which a brewery loan could potentially be available.

This fantastic opportunity has just become available and we expect there to be a **great deal of interest**. If you feel you have all the required skills to further enhance this tremendous and well renowned business, register your interest, or for any further information, please email [tim@timtaylors.co.uk](mailto:tim@timtaylors.co.uk) with a CV or cover letter detailing your relevant work history.

Alternatively write to us at:

FAO: Estate Operations Director

Timothy Taylor & Co Ltd

Knowle Spring Brewery

Queens Road

Keighley

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