

Blacksmiths Loughborough

47 Wards End, Loughborough, LE11 3HB



Key Features

-  Weekly Billing
-  Rolling Tenancy
-  Function Room
-  Outdoor Trade

Overview

A short walk from Loughborough University and the town centre, The Blacksmiths is the perfect spot to meet friends for a drink and a bite to eat. This pub is a fantastic opportunity for an experienced operator who can maximise the potential of the sites location by enticing students and locals in with an exciting, affordable food offer and pub games.

To apply for this pub or for additional information, please contact us directly:

 **Freephone:** 08085 94 95 96
Mon-Fri 09:00-17:00

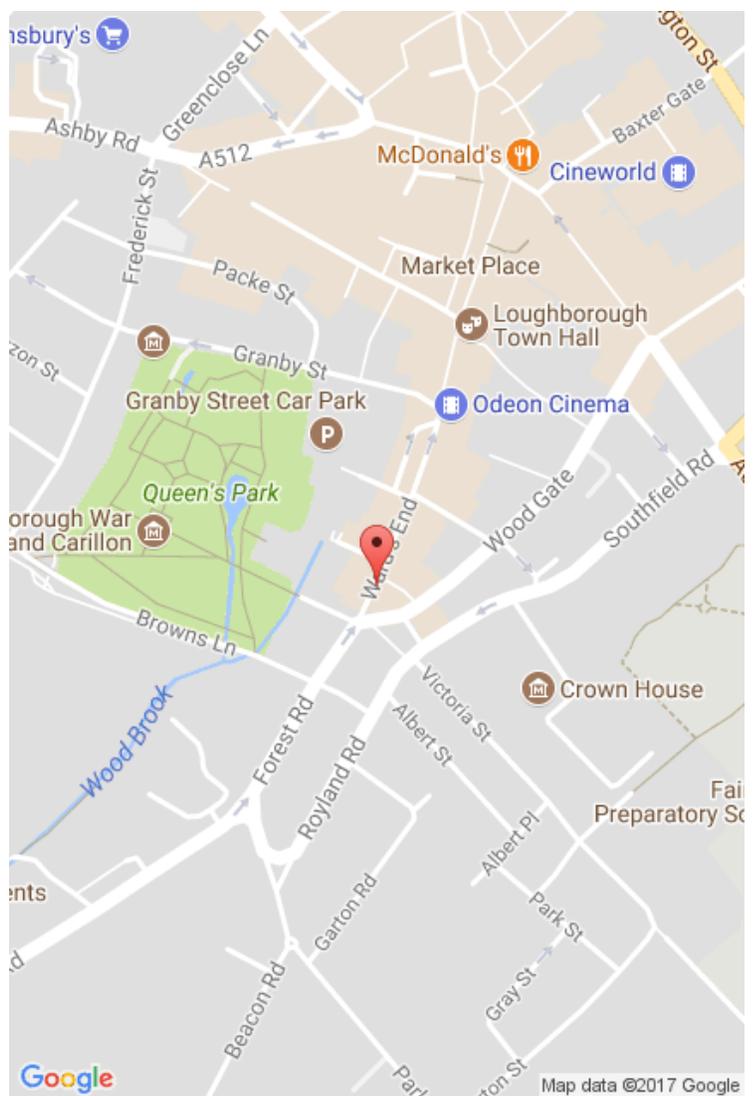
Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

Internally, Blacksmiths offers an open plan trading area, a sports area and a function room. This site has a good sized catering kitchen that can produce great pub grub up to 80 covers.

Externally, there is an outdoor trading area. There is not a car park, however there is plenty of street parking nearby.



Private Accommodation

The private accommodation at Blacksmiths consists of three bedrooms, lounge, kitchen, bathroom and an office. In line with our 'Ready To Trade Promise', should any works be required, we will ensure your private accommodation is in good order so that you can focus your energy on getting business right[...]

Premises Licence Details

See premise license for full details.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 00:30	11:00 - 00:30	11:00 - 00:30	11:00 - 01:00	11:00 - 01:00	11:00 - 01:00	12:00 - 22:30

To apply for this pub or for additional information, please contact us directly:

 Freephone: 08085 94 95 96
Mon-Fri 09:00-17:00

Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Pub Financials

Annual Rent	£20,250	Estimated Minimum Ingoing Costs	£10,883
Estimated Annual FMOP (Licensee Profit)	£23,043	Estimated Annual Turnover	£269,362
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	161

Your Investment

Estimated Licensee Fixtures & Fittings Value	£5,035
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£4,000
Deposit Amount	£5,063
Rent In Advance	£389
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£350
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£16,682
Estimated Minimum Ingoing Costs	£10,883

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,525
Estimated Annual Maintenance Compliance Charge	£1,095
Estimated Annual Accountancy & Stocktaking Charge (including tills)	£6,108

* Maintenance Compliance Charge relates to the fees for various statutory inspections

The above figures are provided as a guide only and will be finalised as part of the commercial agreement (please download the rent model from Trading Information section for full financial details).

The above figures and the rent model assume that the agreement includes an arrangement to share machine income. All of our pubs in England & Wales are available without a machine income share agreement and this can be negotiated as part of the commercial agreement.

In order to ensure a successful start-up, all applicants must have a minimum £10,000 un-borrowed funds.

The Estimated Licensee Fixtures & Fittings (F&F) Value assumes that the pub will be let on a Rolling Tenancy or Business Start-Up Agreement, where we own the majority of the F&F. The F&F Value for Full Repairing & Insuring Leases will be significantly more.

The calculation of the Estimated Minimum Ingoing Costs assumes a minimum deposit of 1 month's rent or £3,000 (whichever is greater) and that fixtures and fittings (F&F) are rented. The subsequent deposit build up and F&F rental costs are not included in the rent model or ongoing costs below.

* All figures quoted are exclusive of VAT

** FMOP = Fair Maintainable Operating Profit

*** Deposit build up will be payable over a maximum of 24 months

**** Fixtures and Fittings annual rental fee should be estimated at 15% of the F&F value. The actual F&F value will be determined on the day of entry

***** Estimated Legal Fees is a charge applied to your account by SP&B for creation of your Lease. You are required to engage and pay for your own solicitor - your solicitor's fees are not included in the above estimate

***** The above figures assume that rent is billed weekly in advance and that Star Pubs & Bars retain ownership of large fixtures and fittings. Initial costs for a Fully Repairing and Insuring lease will be higher as rent is invoiced monthly in advance and all fixtures and fittings must be purchased

MISREPRESENTATION ACT 1967.

Whilst every effort has been made to ensure that the contents of this Factsheet are correct, the details quoted within do not form a part of an offer or contract. Star Pubs & Bars Ltd and HEINEKEN UK Ltd accept no liability for any error, opinion or misrepresentation expressed. Anyone intending to make application should take independent advice or judgement and make appropriate enquiries through inspection or otherwise as to the correctness of each detail. They should satisfy themselves that the levels of trade for this business are sustainable and/or profitable.

This information was correct at 16/06/2019

To apply for this pub or for additional information, please contact us directly:

 **Freephone: 08085 94 95 96**
Mon-Fri 09:00-17:00

Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk