

Gaerwen Arms Anglesey

Chapel St, Gaerwen, Anglesey, LL60 6DW



Key Features

-  Rolling Tenancy
-  Car Park
-  Catering Kitchen
-  Outdoor Trade

Overview

Award Winning Business! A rare and exciting opportunity exists to take on a renowned, awarding winning Star Pubs and Bars pub. The Gaerwen Arms is supported by a great catchment area of rural families, retired couples and visitors to the island. Do you enjoy serving quality food in beautiful surroundings? If so, this is the site for you.

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

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

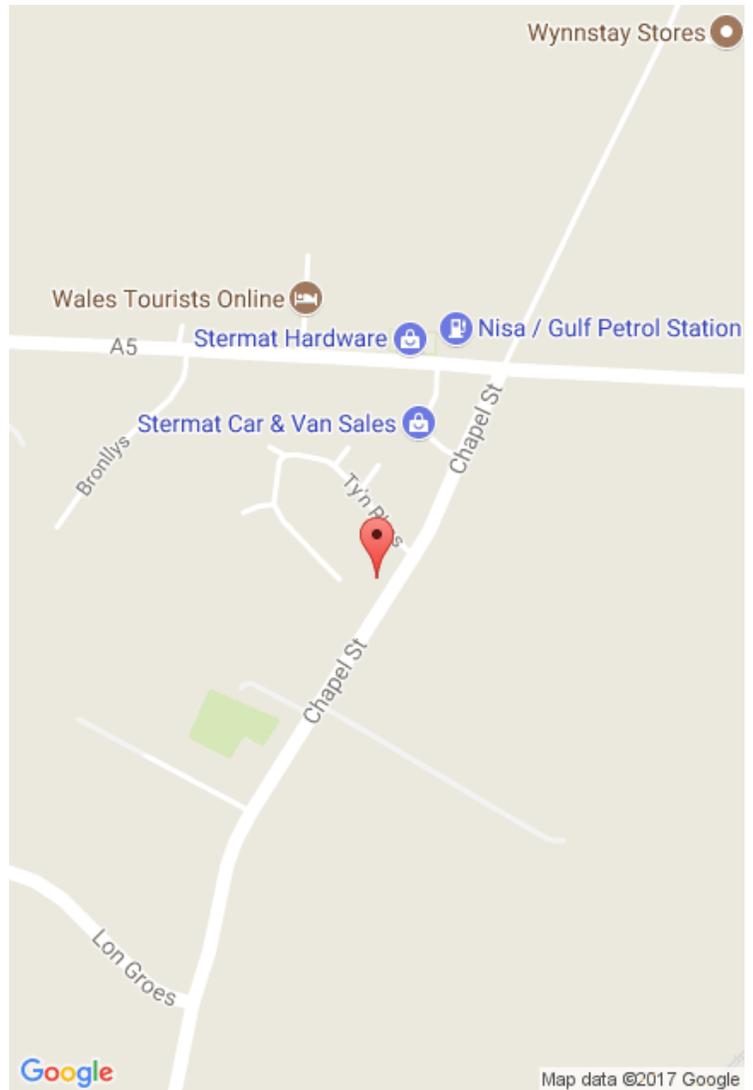
Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

The internal trading space features calming colours, rustic wooden beam ceilings and a welcoming logged fire burner. The space is divided into bar and dining area with the ability to cater for 110 guests. Additional space for guests can be found in the conservatory on the side of the building.

Externally there is a pleasant fenced off garden area with wooden benches & tables, in addition to a small children's playing area. The pub benefits from a substantial car park, ensuring the key components of a destination outlet.



Private Accommodation

The private accommodation at the Gaerwen Arms consists of 2 Bedrooms, kitchen, lounge and bathroom. 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

Please refer to Premise Licence for full details.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
09:00 - 00:30	09:00 - 00:30	09:00 - 00:30	09:00 - 00:30	09:00 - 00:30	09:00 - 01:30	09:00 - 01:30

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Pub Financials

Annual Rent	£23,750	Estimated Minimum Ingoing Costs	£9,377
Estimated Annual FMOP (Licensee Profit)	£24,807	Estimated Annual Turnover	£314,225
Representative HEINEKEN UK Brand Discount Per Barrel	£150	Estimated Annual Barrelage	124

Your Investment

Estimated Licensee Fixtures & Fittings Value	£6,425
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£2,000
Deposit Amount	£6,202
Rent In Advance	£477
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£295
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£17,414
Estimated Minimum Ingoing Costs	£9,377

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,272
Estimated Annual Maintenance Compliance Charge	£1,019
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 15/06/2019

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