

Hare & Hounds Kidderminster

140 Stourbridge Road, Kidderminster, DY10 2UL



Key Features

-  Just Add Talent
-  Car Park
-  Catering Kitchen
-  Refurbishment Planned

Overview

Just Add Talent -

Hospitality Heroes Wanted!

Just Add Talent is an ideal opportunity for hard-working, talented people to take on their own pub business. The pub offer is centrally driven by us and locally executed by you. We bring the menus, drinks range and offers, you execute a superb retail offer, drive trade and manage your staff.

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

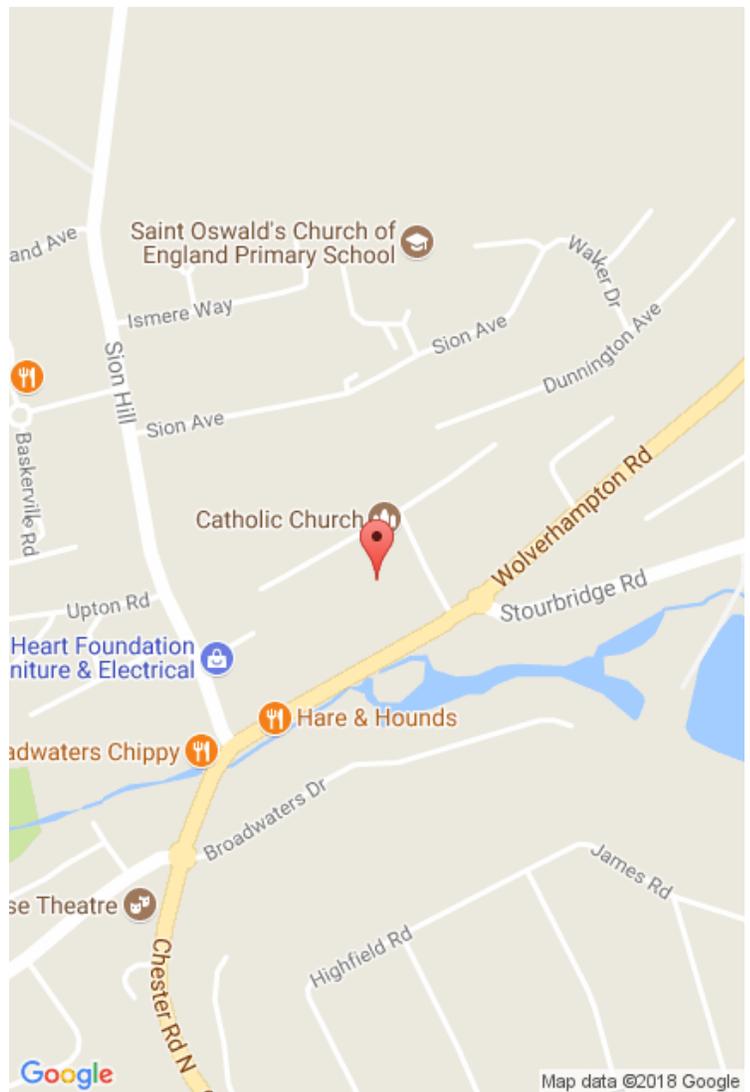
Trading Area & Facilities

All aspects of the current Hare & Hounds will be transformed into a the most stylish, unique venue in Kidderminster. The trading areas will consists of a bar servery, a bar snug, dinning area and separate games area including large flat screen TV's. All of this will be refurbished to a very high standard. The kitchen area will be upgraded so it can support the fantastic food offer for 100 covers.

Outside the existing sun terrace will undergo an extensive renovation increasing the number of covers and providing an area customers can enjoy in the summer months, making this the "go-to" place in the area.

There is also a large car park that can hold up to 20 cars for passing trade.

Full details of planned refurbishment can be found on the 'Refurbishment details' download attachment.



Private Accommodation

Private accommodation is situated above the pub. This consists of four bedrooms, two kitchens a living room. In line with our Ready to Trade Promise, we will ensure the private accommodation is in good condition, so that you can focus on your business.

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 - 00:30	11:00 - 00:30	11:00 - 00:30	12:00 - 23:00

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Pub Financials

Estimated Total Turnover	£541,651	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£21,570
Estimated Licensee Share (25% of Estimated Total Turnover)	£148,954	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£39,140
Less Estimated Wage Costs	£132,704		
Estimated Pub Profit	£109,170	Licensee Share of Turnover	27.5%

Other SP&B Ongoing Charges

Estimated Buildings Insurance	£999
Estimated Maintenance Compliance Charge	£1,122
Estimated Inside Track Accountancy & Stocktaking Charge (including tills)	NA

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.

* All figures quoted are exclusive of VAT

** FMOP = Fair Maintainable Operating Profit

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 10/08/2020

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