

Longstone Inn Edinburgh

36 Longstone Road, Edinburgh, EH14 2BH



Key Features

-  Just Add Talent
-  Refurbishment Planned
-  Private Accommodation

Overview

Just Add Talent! Major refurbishment!

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 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

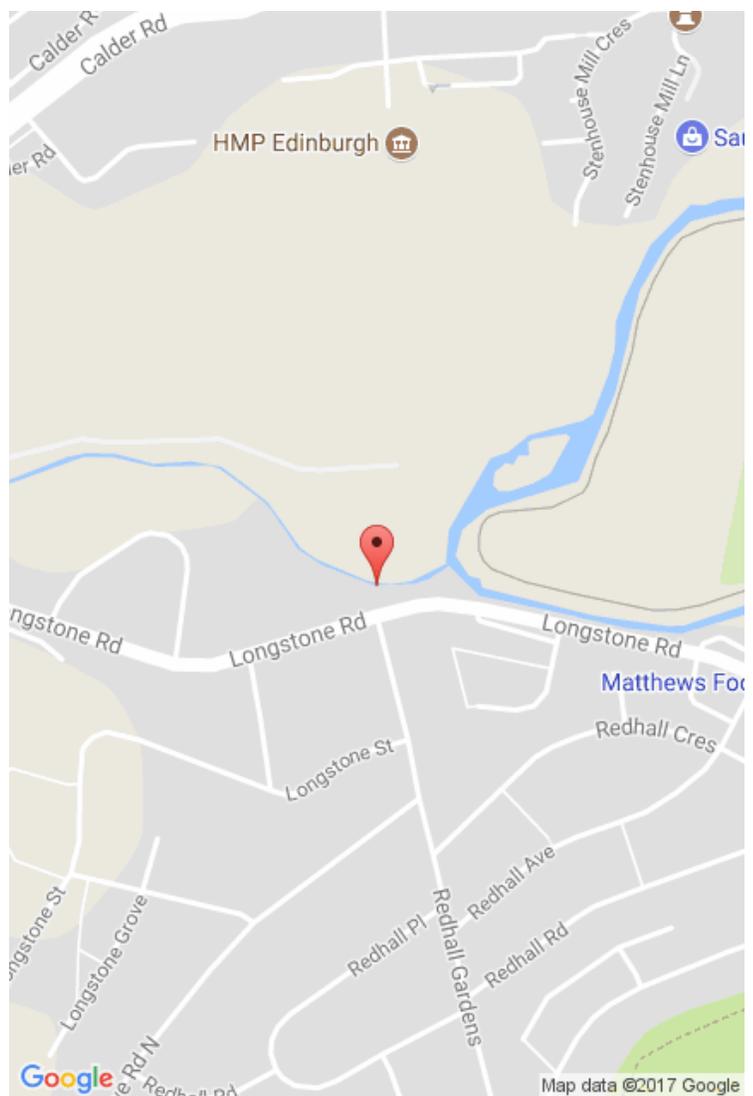
Trading Area & Facilities

Extensive Refurbishment Planned!

An extensive refurbishment will transform the Longstone Inn into an attractive community pub with a modern feel. Structural works will create a zoned trading area, with intimate dining spaces to the sides of the pub and a casual bar area at the front and rear. A brand-new kitchen will facilitate a quality food menu and the relocated bar servery will showcase the pub's premium drinks selection. This extensive and versatile offering will ensure the Longstone becomes a standout local pub with mass appeal.

Post-refurbishment, the Longstone Inn will be transformed into a modern, vibrant and welcoming pub, offering an attractive, versatile venue in the local residential area with a premium coffee offer throughout the day, a quality pub food menu complimented by a great drinks selection including quality ales, beers, ciders, wines and spirits. Live sport will be shown on flatscreen TV's.

Externally the pub will be redecorated and benefit from brand new lighting and signage.



Private Accommodation

Private Accommodation consists of a two bedroom flat above the pub.

Premises Licence Details

Premises Licence Opening Hours

| Mon. | Tue. | Wed. | Thu. | Fri. | Sat. | Sun. |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 11:00 - 00:00 | 11:00 - 00:00 | 11:00 - 00:00 | 11:00 - 00:00 | 11:00 - 01:00 | 11:00 - 01:00 | 11:00 - 23:00 |

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Pub Financials

| | | | |
|--|----------|---|---------|
| Estimated Total Turnover | £531,036 | Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit) | £16,279 |
| Estimated Licensee Share (25% of Estimated Total Turnover) | £146,035 | Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit) | £34,410 |
| Less Estimated Wage Costs | £130,104 | | |
| Estimated Pub Profit | £83,594 | | |

Other SP&B Ongoing Charges

| | |
|---|----|
| Estimated Buildings Insurance | £0 |
| Estimated Maintenance Compliance Charge | £0 |
| 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 15/06/2019

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