

## Dunkirk Hall Leyland

Dunkirk Lane, Leyland, Preston, PR26 7SW



### Key Features

-  Monthly Billing
-  Weekly Billing
-  Rolling Tenancy
-  Outdoor Trade

### Overview

An iconic, Grade II listed building and established business, The Dunkirk Hall is a well-appointed pub, ideally suited to an experienced catering operator. Surrounded by a fantastic catchment area, this pub could be a lucrative business for the right entrepreneur.

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

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

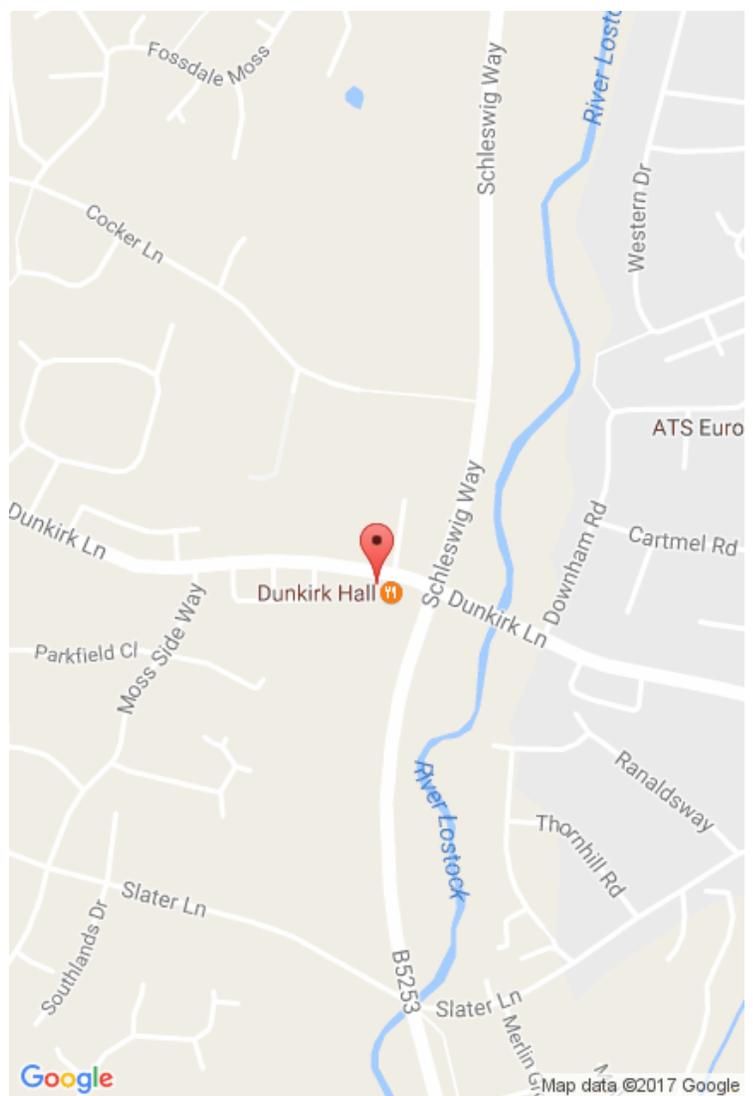
Email us at  
[enquiries@starpubs.co.uk](mailto:enquiries@starpubs.co.uk)

Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

Internally, this beautiful site consists of wonderful original features such as wooden beams, exposed brickwork and open fires. The site can comfortably accommodate 100 covers.

Externally, the beautiful, original 16th century brickwork and signage ensure fantastic kerb appeal. A mature beer garden is at the front of the property and there is ample parking to the rear for guests.



## Private Accommodation

Licensee accommodation at the Dunkirk Hall consists of bedrooms, a kitchen, lounge and bathroom. As part of our 'Ready To Trade' promise, Star Pubs & Bars will ensure your property is in good condition so you can focus your energy on your business.

## Premises Licence Details

For full details, please refer to the Premises Licence.

## Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 23:30	11:00 - 23:30	11:00 - 23:30	11:00 - 23:30	11:00 - 00:00	11:00 - 00:00	11:00 - 23:00

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## Pub Financials

Annual Rent	£36,250	Estimated Minimum Ingoing Costs	£12,727
Estimated Annual FMOP (Licensee Profit)	£35,964	Estimated Annual Turnover	£453,201
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	374

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£2,671
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£4,500
Deposit Amount	£9,063
Rent In Advance	£697
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
<b>Estimated Total Ingoing Costs</b>	<b>£19,116</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£12,727</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£955
Estimated Annual Maintenance Compliance Charge	£992
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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