

White Swan Idle

22 The Green, Bradford, BD10 9PX



Key Features

-  Rolling Tenancy
-  Catering Kitchen
-  Function Room
-  Refurbishment Planned

Overview

A quirky new refurbishment in Idle, West Yorkshire! We plan to invest in this popular local to create a stylish community pub that offers great casual food and a great atmosphere. Are you a local, experienced operator looking for their next venture?

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

Our investment will refresh not just all trading areas of the pub but also the catering kitchen.

Two distinct trading areas will be created to allow for guests to choose between either a **casual bar setting or a dining room**. The bar area will be reworked to expose **natural stone walls** which will be complimented with timber and stone effect decor and new flooring. The existing **fireplace** will also be restored to add to the cosy, natural atmosphere.

The current dining space will be extended and partitioned by an existing wall to allow for both bar / dining and a separate dining space. This central area of the pub will have a comfy feel to it, with **leather armchairs** and button backed fixed seating. Feature light fixtures and bright furniture will add to the **quirky overall design** of the pub.

The first floor **function room** will be redecorated along with the WCs, which will receive new vanity units and wrought iron touches.

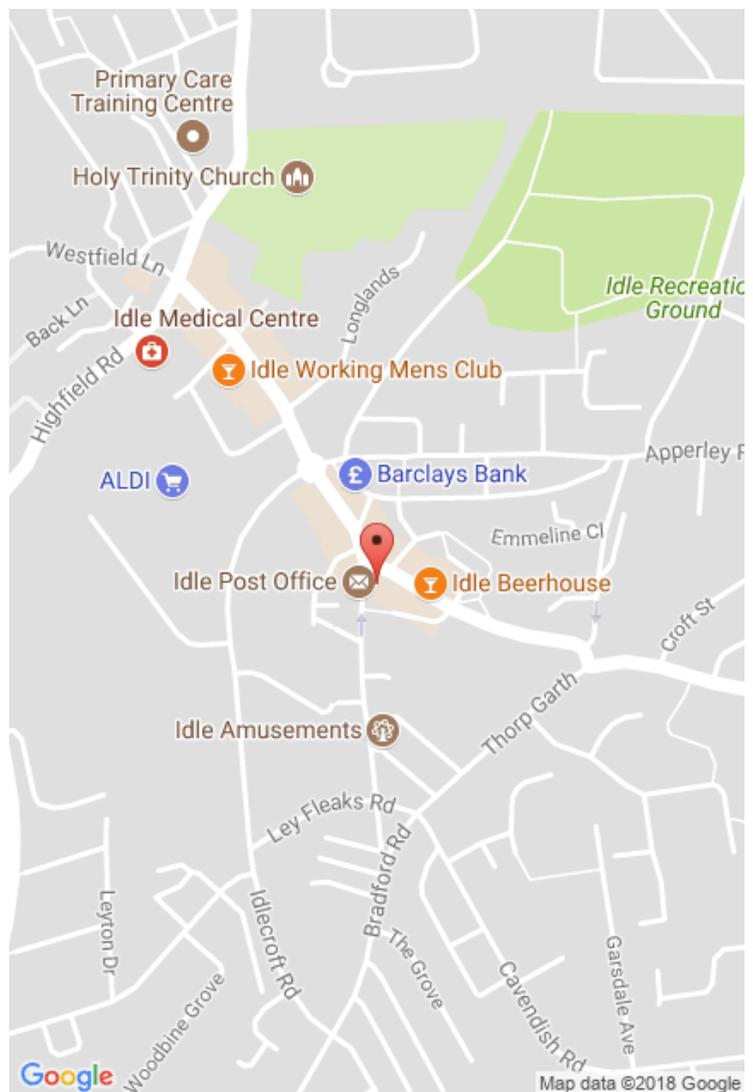
Outside, the pub will receive a refresh of all external signage. The beer garden to the rear of the pub will be refreshed - the current tired looking decking will be replaced with a concrete ground finish and new seating and **festoon lighting** will be added. A **gazebo** style cover will also be added.

Applicants should be aware that all refurbishments are subject to final board approval which will be determined as part of the leasing process.

Where a significant investment is made in a pub [...]

Private Accommodation

Private accommodation consists of three bedrooms plus living room, kitchen and bathroom. In line with our Ready To Trade Promise, we will ensure that we carry out the necessary works on your private living space so that you can focus on the business aspect.



Premises Licence Details

Please see premises licence for more details.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 02:00	10:00 - 02:00	10:00 - 02:00	12:00 - 23:30

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Pub Financials

Annual Rent	£37,250	Estimated Minimum Ingoing Costs	£44,224
Estimated Annual FMOP (Licensee Profit)	£40,473	Estimated Annual Turnover	£451,681
Representative HEINEKEN UK Brand Discount Per Barrel	£170	Estimated Annual Barrelage	328

Your Investment

Estimated Licensee Fixtures & Fittings Value	£27,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£9,313
Rent In Advance	£716
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£55
Premises Licence Fee	£180
Rates Assessment Fee	£50
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£44,224
Estimated Minimum Ingoing Costs	£44,224

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,126
Estimated Annual Maintenance Compliance Charge	£1,463
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 Fully 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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