





Pack Horse Hotel Leeds

208 Woodhouse Lane, Leeds, LS2 9DX



Key Features

-  Rolling Tenancy
-  Function Room
-  Refurbishment Planned
-  Music Venue

Overview

Situated only a stone's throw from Leeds University, The Pack Horse will be transformed into a **contemporary bar and live music venue** that will appeal to the area's **younger demographics**. Complete with function room and **secret beer garden**, this is a truly exciting opportunity for an **innovative, experienced operator who has their finger on the pulse of the Leed's nightlife scene**.

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

Inside, the refurbishment will convert the current drinkers pub into a contemporary, stylish bar and music venue that will appeal to the students and young professional demographics of the area. The ground floor will house the main bar area, filled with plenty of space for both drinking and vertical dining. Upstairs will house the venue for live music, clubs nights and a private function room for hire.

The interior design of the pub will be contemporary and stylish. The pub's authentic features will be retained and repainted to a rich colour scheme with stripped back timber flooring, exposed brick walls and quirky extras added to give a modern and unique feel. The back bar will be replaced with high level shelving complete with ladder.

Outside, the pub's current signage will be replaced with more on trend styles such as back lit 'cinema style' what's on boards and Edison bulbs.

The pub's beer garden will be transformed into one of **the** places to be in Leeds city centre on a warm summer night. With enough space to hold music or beer festivals, the space will include feature art walls, festoon lighting, outdoor fire pits and community style bench seating. We also plan to build a servery in the outside place to accommodate service ability during peak times.



Private Accommodation

Private accommodation consists of two bedrooms, living room, kitchen and bathroom. In line with our Ready To Trade Promise, we will ensure that the private accommodation is brought up to a good standard so that you can focus on getting your business right.

Premises Licence Details

Please refer to Premises Licence for more details.

Premises Licence Opening Hours

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

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Pub Financials

Annual Rent	£69,750	Estimated Minimum Ingoing Costs	£72,089
Estimated Annual FMOP (Licensee Profit)	£73,134	Estimated Annual Turnover	£785,698
Representative HEINEKEN UK Brand Discount Per Barrel	£100	Estimated Annual Barrelage	407

Your Investment

Estimated Licensee Fixtures & Fittings Value	£45,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£6,000
Deposit Amount	£17,438
Rent In Advance	£1,341
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	£72,089
Estimated Minimum Ingoing Costs	£72,089

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,637
Estimated Annual Maintenance Compliance Charge	£0
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 18/07/2019

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