




Osprey Johnstone

Hallhill Road, Johnstone, PA5 0SA



Key Features

-  Just Add Talent
-  Catering Kitchen
-  Refurbishment Planned

Overview

Investment Planned and available on our Just Add Talent option.

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.

Once refurbished, The Osprey will be a trendy and attractive pub with a vibrant, welcoming and family-friendly atmosphere where customers will love to spend their time. The transformational interior decorations, delicious food offer, great drinks range, renovated beer garden and outside seating area will transform The Osprey and attract a wide range of new customers.

Once refurbished, The Osprey will appeal to people from the immediate area who want a relaxed environment to enjoy a casual drink or quality bite to eat and families looking to enjoy great food in a welcoming environment. The Osprey will be an attractive, welcoming pub where customers will love to spend their time. A fantastic beer garden and outside seating area which can be enjoyed all year round completes the package.



Private Accommodation

No private accommodation on site.

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	12:30 - 00:00

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Pub Financials

Estimated Total Turnover	£541,132	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£17,512
Estimated Licensee Share (25% of Estimated Total Turnover)	£148,811	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£36,385
Less Estimated Wage Costs	£132,577	Licensee Share of Turnover	27.5%
Estimated Pub Profit	£90,198		

Other SP&B Ongoing Charges

Estimated Buildings Insurance	£1,770
Estimated Maintenance Compliance Charge	£1,463
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 18/07/2019

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