

Welcome Inn Perth

221 Rannoch Road, Perth, PH1 2DP



Key Features

-  Just Add Talent
-  Catering Kitchen
-  Outdoor Trade
-  Private Accommodation

Overview

Fantastic Refurbishment Planned!

The Welcome Inn will be transformed by our major investment and is available on our Just Add Talent scheme!

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

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

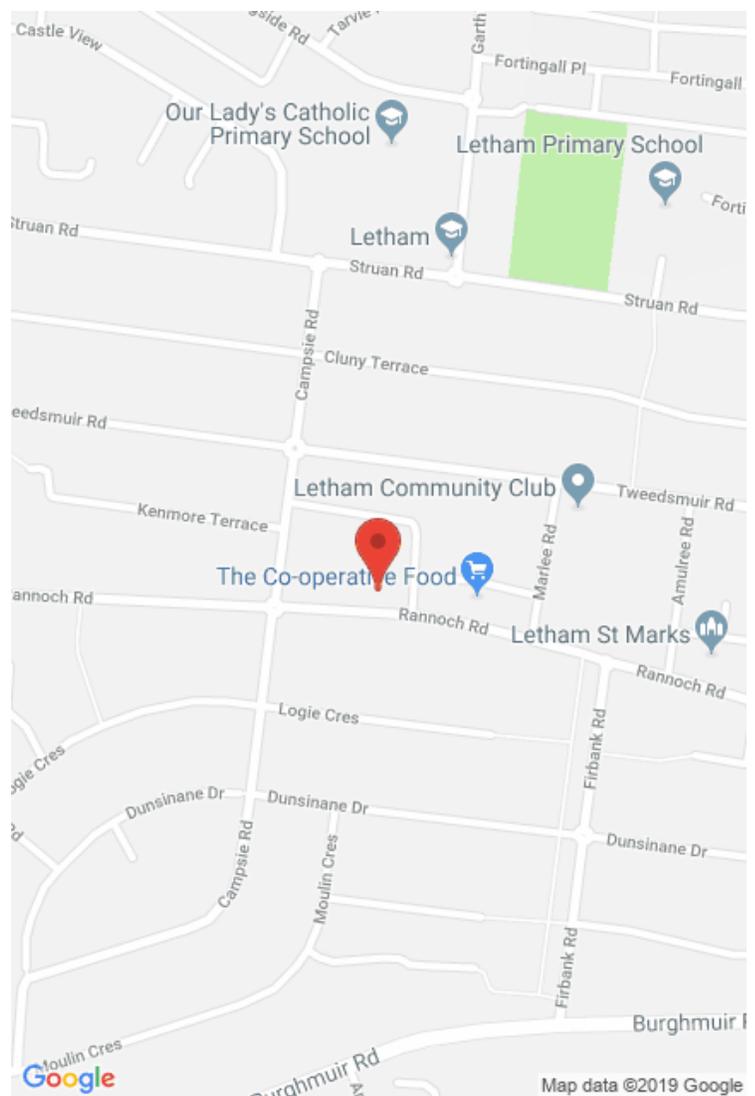
Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

Extensive Refurbishment Planned

An extensive refurbishment will transform The Welcome Inn into a trendy, atmospheric venue which can be enjoyed by all. The refurbishment will involve creating a vibrant outdoor area decorated with art and graffiti, as well as forming a new kitchen in order to offer an exciting street food menu. This will truly transform the pub to appeal to a new, wider demographic who are looking for a vibrant atmosphere, delicious food and a great drinks range.



Private Accommodation

There is a three bedroom flat included on site.

Premises Licence Details

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 23:30	11:00 - 23:30	11:00 - 23:30	12:30 - 23:00

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Pub Financials

Estimated Total Turnover	£493,738	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£12,565
Estimated Licensee Share (25% of Estimated Total Turnover)	£135,778	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£29,577
Less Estimated Wage Costs	£120,966	Licensee Share of Turnover	27.5%
Estimated Pub Profit	£65,026		

Other SP&B Ongoing Charges

Estimated Buildings Insurance	£1,821
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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