

## Archer Astley

62 Manchester Road, Manchester, M29 7EJ



### Key Features

-  Rolling Tenancy
-  Car Park
-  Outdoor Trade
-  Private Accommodation

### Overview

#### Destination Pub

A fantastic opportunity to run a well-established charming pub business which has the reputation as being a great destination venue and supported well by the local community and is well known for its service, presentation and standard of food

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 the Archer Astley is in very good condition have being refurbished in 2017. This is a one main bar operation which is tastefully decorated with a modern feel and has the capacity to accommodate over 80 guests.

Externally this business benefits from a welcoming outdoor trading area with attractive wooden tables and chairs complemented with a number of large wooden planters and this also applies to the rear of the building.

Ample parking with over 20 available spaces provided to assist those guests travelling further afield.



## Private Accommodation

The private accommodation at the Archer Astley is of a comfortable standard with space for three bedrooms and an additional office, along with Lounge, Kitchen and Bathroom. In line [...]

## Premises Licence Details

Please refer to Premises Licence for full details.

## Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
08:00 - 00:30	08:00 - 00:30	08:00 - 00:30	08:00 - 00:30	08:00 - 01:00	08:00 - 01:00	08:00 - 00:00

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## Pub Financials

Annual Rent	£30,500	Estimated Minimum Ingoing Costs	£12,737
Estimated Annual FMOP (Licensee Profit)	£30,432	Estimated Annual Turnover	£502,018
Representative HEINEKEN UK Brand Discount Per Barrel	£175	Estimated Annual Barrelage	122

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£9,896
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£7,625
Rent In Advance	£587
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>£25,303</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£12,737</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,024
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 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 16/06/2019

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