





Jack & Jill Coulsden

Longlands Avenue, Coulsdon, CR5 2QJ



Key Features

-  Weekly Billing
-  Rolling Tenancy
-  Refurbishment Planned
-  Private Accommodation

Overview

Be the Heart of the Local Community

This pub is subject to a proposed refurbishment, the details of which are being worked up. While we don't have any further details to share right now, we are welcoming applications.

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

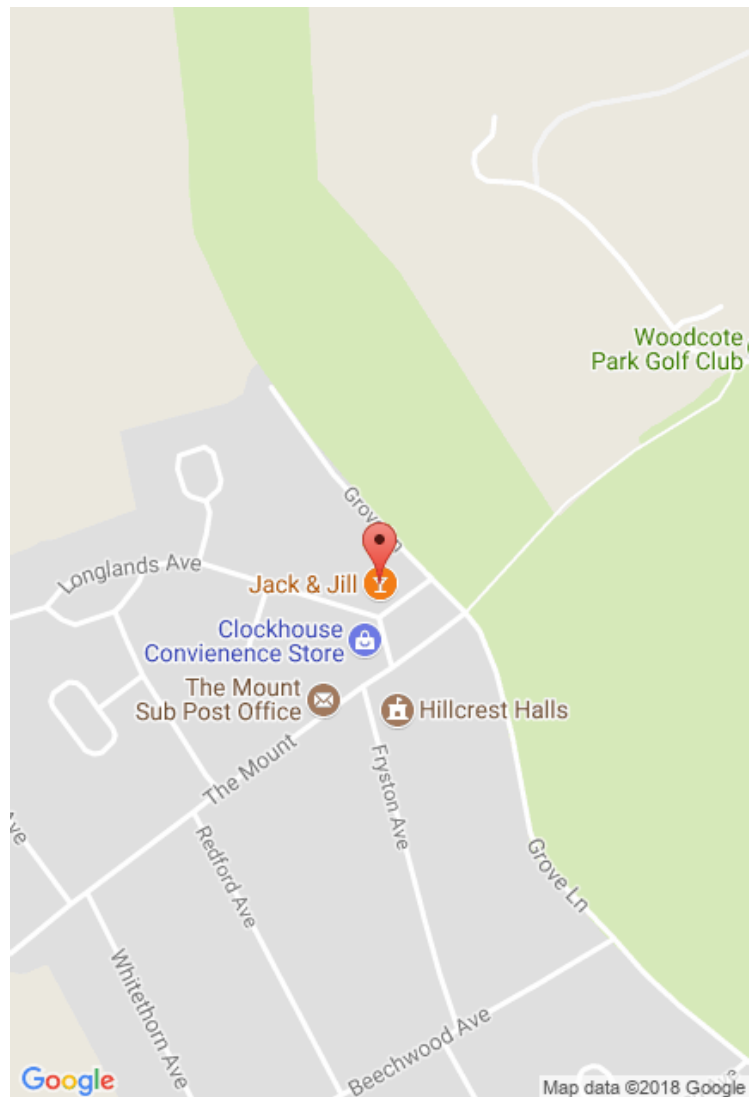
The bar servery will be stripped, rebuilt and redecorated in line with the premium look and feel of the pub. The new shape will open the trade areas, improving the flow of service.

The trade areas will be reworked to become an upmarket and inviting space for customers to enjoy a casual drink or delicious meal. Subtle differences in decoration will create zones, capable of catering for a variety of occasions.

A new games area will be formed at the rear of the property, ensuring the pub still retains its local customer base. It will be decorated in line with rustic, contemporary feel of the rest of the pub.

The kitchen will be retained and refurbished to support the improved food menu. It will be laid out to maximise service efficiency. New safety flooring will be laid to improve safety and hygiene. The ceiling walls and joinery will also be decorated.

The refurbishment will create two outdoor drinking spaces, massively improving the kerb appeal of the pub. The rear garden area will be a fresh environment for customers to enjoy a drink or meal during the warmer months.



Private Accommodation

There is private accommodation at The Jack & Jill, more details to follow. In line with our 'Ready To Trade Promise', should any works be required, we will ensure your private accommodation is in good order so that you can focus your energy on getting the business right.

Premises Licence Details

See premise license for full details.

Premises Licence Opening Hours

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

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Pub Financials

Annual Rent	£0	Estimated Minimum Ingoing Costs	£0
Estimated Annual FMOP (Licensee Profit)	£0	Estimated Annual Turnover	£0
Representative HEINEKEN UK Brand Discount Per Barrel	£0	Estimated Annual Barrelage	TBC

Your Investment

Estimated Licensee Fixtures & Fittings Value	£0
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£0
Deposit Amount	£0
Rent In Advance	£0
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£0
Estimated Minimum Ingoing Costs	£0

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,632
Estimated Annual Maintenance Compliance Charge	£1,454
Estimated Annual Accountancy & Stocktaking Charge (including tills)	£4,908

* 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 23/10/2020

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