



Waggon & Horses

110 High Street, Linton, Cambridge, Cambridgeshire, CB21 4JT



PUB OVERVIEW

An investment opportunity is available for a new operator who can embrace this village pub as the drinking, sports and locals hub of the village.

The Waggon & Horses is a wet led, community pub that benefits from its involvement with team activities. Pool, darts, petanque and football are an integral part of the business. It is the only wet led pub in the village with two other premium quality food and drink outlets in the village. This makes the Waggon & Horses the place for Sky Sports & BT Sports, live entertainment and a good social drinking environment.

Machine income is free of tie, however, there is the option of a rent reduction for a shared income arrangement.



BUSINESS INFORMATION

Entry cost from:
£18,650

Annual rent:
£32,000 per annum

Agreement
Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:
£12,000

Forecasted Operator Profit (including
machine profit):
£31,669

Forecasted Operator Turnover:
£288,780

Average Beer & Cider Discount*:
Blended £72
** dependent on sales mix*

Type of Tie:
Tied to FOT Price List

FACILITIES



TRADE BAR



CAR PARK



PUB GARDEN



TRADE PATIO

LOCATION

Linton is a village in Cambridgeshire, on the border with Essex. The village is approximately 8 miles (13 km) southeast from the city and county town of Cambridge. The A1307 passes through the village. Linton has its own Zoo and is situated a few miles from both Haverhill in one direction and Saffron Walden in the other, it is also a 20 minute drive from Newmarket.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday - 11:00am - 00:30am Friday & Saturday - 11:00am - 01:30am

About the business

TRADE SPACE

There is one open plan area with two distinct trading areas. The bar is to the front of the premises which is where the music/disco is usually situated and where the access to the toilets is. The cellar is accessed at the rear of the bar and is underneath the bar area. To the rear is the pool table, domestic kitchen and access to the rear garden and smoking solution. There is also a rear store room with a separate exit/entrance into a small private yard. To the side of the building is a small car park for approximately 8 cars, beyond this is a lawned garden area with picnic style benches and a petanque pitch.

TRADE SPACE	
Bars	1
Car park spaces	8
Gardens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation consists of two spacious bedrooms and a large lounge; there is also a good sized bathroom. The kitchen is located on the ground floor. There are plans to redecorate the accommodation in neutral colours.

PRIVATE SPACE	
Private Rooms	6
Lounge	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1

FINANCIAL INFORMATION

Entry costs approx. £18,650 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of condition, working capital and deposit (25% of head rent, minimum £6,000).

RENT INFORMATION

Annual rent	£32,000 per annum
Weekly rent	£615.38 per week fixed
Notes	£32,000 per annum, £615.39 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit.

Brokers	£675	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£5,000	Working capital	£3,000
Other costs	£3,000	Total entry cost	£18,650

ESTIMATING TURNOVER

You will need to estimate the turnover you expect to achieve from the pub, with regard to food and accommodation (if applicable). Barrelage figures are given to assist you with calculations.

Calculators to help you are available on the business planning section of our website.

TRADING VOLUMES

YEAR	BEER (BRLS)	WINE & SPIRITS (LTRS)	MINERALS (LTRS)
2017/18	170	1,778	3,384
2016/17	162	1,633	3,534
2015/16	192	1,848	4,215
Volume notes	This site is fully tied.		



“This is a great opportunity for someone new to the trade, or for an experienced community locals operator. The Waggon & Horses benefits from a low cost base and is the only community drinking pub in the village. It would suit someone who wants to get involved with local activities, charity events and sports teams. There will be a small investment to the trade area and accommodation to raise standards; we will be looking for input from the new operator to finalise the plans and make the most of the money spent.”

Sarah Barron, Business Development Manager

WHY CHOOSE US?

By choosing Greene King, you'll be joining one of the UK's most successful and respected leased and tenanted pub companies. With a heritage of running pubs and brewing beer that can be traced back over 200 years, at Greene King we're proud of our history and confident that, as the country's leading pub retailer and brewer, we can help make your pub the success it deserves to be.