

## Museum

101 Moorhouse Road, Bellevue, Carlisle, Cumbria, CA2 7QJ



### PUB OVERVIEW

An opportunity has arisen at this large pub, close to Carlisle bypass on the western edge of town. This business would benefit from an operator keen to build this business, firmly establishing it at the heart of the local community.

The Museum is located in the residential area of Bellevue, to the west of Carlisle. The pub is suitable for all, welcoming children and families along with the regular locals. Inside is open plan with the bar separated by a glass door to allow families food and and sport in the bar to be run simultaneously. Sport is the main entertainment with screens positioned throughout the bar for easy viewing. The sports area houses the pool table and darts board where you can enjoy a friendly game over a pint. There is a well established food offer served from a main menu and specials board. A weekly quiz is very popular and the Museum would benefit from additional entertainment at weekends.

Please note although the rent is shown as £36,000 we are offering rent steps for the first 6 months which are shown below:

Months 1-3- £20,000

Months 4-6- £25,000

After 6 months it will proceed with £36,000

### BUSINESS INFORMATION

Entry cost from:

£12,175

Annual rent:

£36,000 per annum

Agreement

Tenancy - Foundation (Core)

Forecasted Operator Machine Profit:

£5,000

Forecasted Operator Profit (including machine profit):

£41,106

Forecasted Operator Turnover:

£465,387

Average Beer & Cider Discount\*:

Blended £126

\* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

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## FACILITIES



TRADE BAR



CAR PARK



DINING AREA



TRADE KITCHEN



TRADE PATIO

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## LOCATION

Located just off the Carlisle western bypass. The area is mostly residential and is situated on the western edge of the city's urban area. It contains a school named Belle Vue Primary School.

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## CURRENT PREMISES LICENCE OPENING HOURS

Monday to Sunday - 09:00 - 01:00

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## About the business

### TRADE SPACE

The Museum is open plan throughout with only the bar being separated by a glass door. There is a beer garden area to the rear along with a large car park.

TRADE SPACE	
Bars	1
Car park spaces	25
Dining rooms	1
Food covers	80
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

First floor living accommodation.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Single Bedrooms	1
Double bedrooms	1
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

## FINANCIAL INFORMATION

Entry costs approx £12,175 which includes 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). \*Please note that the fixtures and fittings are available on rental under this Foundation agreement.

## RENT INFORMATION

Annual rent	£36,000 per annum
Weekly rent	£692.31 per week fixed
Notes	£36,000 per annum, £692.30 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie

Brokers	£675	Legal	£350
Deposit	£2,000	Stocktaking fees	£150
Fixtures & fittings	£0	Working capital	£2,000
Other costs	£7,000	Total entry cost	£12,175

## 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	260	1,373	6,696
2016/17	306	1,809	9,536
2015/16	344	1,742	11,346
Volume notes			



“This is an excellent opportunity to take on a well established community pub which already has a great following from locals and passers-by alike. The Museum also had a large investment in 2016 and is in excellent order.”

**Andy Wearn**, 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.