

Warwick Arms

25 Warwick Street, Worthing, West Sussex, BN11 3DQ



PUB OVERVIEW

There is a huge opportunity to drive food and drink sales at The Warwick , in conjunction with the re-launch of the business, following transformational investment in the property . The offer will be 'premiumised ' with live sports and entertainment at the heart but with food, coffee and premium drinks key to the retail proposition.

The Warwick Arms is a prominent town centre public house in the heart of the commercial and retail district of Worthing. The operator will have a huge opportunity to develop both wet and dry sales, following the transformational investment scheme at the Warwick Arms.

The pub is in close proximity to the beach and Worthing pier and surrounded by retail and commercial buildings. The Town centre is undergoing substantial investment and the pub is well placed to capitalise on this going forward. The offer is predominantly wet - led and there is a strong sports following, with football being popular. The Warwick Arms is the leading pub in Worthing for screening live sports and additionally live entertainment on Friday and Saturday nights. Entertainment is key to the success of this business and we will need an operator who can carry on the reputation this pub has. There is an opportunity to further develop the trade and to premiumize the retail offer through investment. Food can also be developed in conjunction with the re-launch of the business.

BUSINESS INFORMATION

Entry cost from:

£35,800

Annual rent:

£0

Agreement

Tenancy - Turnover Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£0

Forecasted Operator Turnover:

£0

Average Beer & Cider Discount*:

0.00

* dependent on sales mix

Type of Tie:

Tied to FOT Price List

FACILITIES



TRADE BAR



DINING AREA



TRADE KITCHEN



TRADE PATIO

LOCATION

The Warwick Arms is located on Warwick Street , the main pedestrianised street , in the heart of Worthing Town Centre. It is surrounded by commercial and retail outlets and is a 2 minute walk from the beach and Worthing Pier.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday- Wednesday- 08.00hrs - 00.30hrs Thursday- 08.00hrs - 01.30hrs Friday and Saturday- 08.00hrs - 02.30hrs

About the business

TRADE SPACE

The trade area consists of a large central bar servary dominates the trade area, with a separate dining area for circa 40 covers. Additionally, there is a dance floor with a DJ Booth. Furthermore, there is a well equipped catering kitchen.

TRADE SPACE	
Bars	1
Dining rooms	2
Food covers	30
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation consist of 2 bedrooms , a lounge ,a kitchen , a bathroom, and an office.

PRIVATE SPACE	
Private Rooms	8
Lounge	1
Single Bedrooms	1
Double bedrooms	1
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	2

FINANCIAL INFORMATION

Entry costs approx £35,800.00 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	£0 per annum
Notes	THE ANNUAL RENT IS TBC. Paid 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	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£20,000	Working capital	£5,000
Other costs	£3,150	Total entry cost	£35,800

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	307	27	101
2016/17	333	18	43
2015/16	345	247	421
Volume notes	Please note, this site was not tied to wines, spirits and minerals on past agreements.		



“The Warwick Arms is a strong wet - led and sports following pub, with football being popular. It is the leading pub in Worthing for screening live sports and additionally holds live entertainment on Friday and Saturday nights. There is an opportunity to further develop the trade and to premiumize the retail offer and also develop the food offering.”

David Carless, Operations 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.