

Linlithgow Tap

111-113 High Street, Linlithgow, West Lothian, EH49 7EJ



PUB OVERVIEW

Well known, well established bar on Linlithgow High Street with 3 Free of Tie cask ale lines allowing for a local cask ale offer.

The Linlithgow Tap is a one bar operation, fully refurbished in 2016 and still in superb order. This is a local pub where a good base of local clientele frequent the business to enjoy the range of beers and cask ales on offer. Weekends centre around sport and entertainment. There is no kitchen on site however a back bar food operation would really benefit the business. In addition to the main bar there is an adjoining lounge area with views out onto the street, and a back room, beautifully laid out and perfect for quiet conversation, board games, or meetings.

BUSINESS INFORMATION

Entry cost from:

£23,775

Annual rent:

£24,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£2,500

Forecasted Operator Profit (including machine profit):

£26,885

Forecasted Operator Turnover:

£267,861

Average Beer & Cider Discount*:

Blended £108

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR

LOCATION

This is a really superb location, right on Linlithgow High Street and within minutes of Linlithgow Palace. The town of Linlithgow benefits from a fantastic demographic, as a commuter town for both Edinburgh and Glasgow. Every year thousands of tourists visit the area also, and a new operator at this premises will be well placed to capitalise on this.

CURRENT PREMISES LICENCE OPENING HOURS

Monday - Tuesday: 11:00-23:00 Wednesday - Thursday: 11:00-00:00 Friday - Saturday: 11:00-01:00 Sunday: 11:00-00:00

About the business

TRADE SPACE

The pub is a one bar operation with adjoining lounge and separate back room

TRADE SPACE	
Bars	1

PRIVATE ACCOMMODATION

There is no private accommodation

PRIVATE SPACE

FINANCIAL INFORMATION

Entry costs approx £23,775 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, stocktaking fees, training fees, working capital and deposit (25% of head rent, minimum £6,000).

RENT INFORMATION

Annual rent	£24,500 per annum
Weekly rent	£471.15 per week fixed
Notes	£24,500 per annum, £471.15 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit.

Brokers	£0	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£7,000	Working capital	£5,000
Other costs	£4,800	Total entry cost	£23,775

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	174	1,586	5,109
2016/17	180	1,939	5,499
2015/16	178	979	4,207
Volume notes			



“The Linlithgow Tap is a brilliantly located site on the High Street in this popular tourist and commuter town. This is a superb opportunity for a new operator to grow this established business.”

Paul Wishart, 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.