

Bell

70 Court Street, Haddington, East Lothian, EH41 3AF



PUB OVERVIEW

Newly invested town centre bar with food in Haddington

Haddington has a number of local bars and eating establishments however nothing on the scale of the Bell. This is the best pub in town. An experienced operator or multiple operator would thrive in this site. There is a ground floor bar and dining area, upstairs sports bar and brand new kitchen. In addition there are 5 Hotel rooms plus a large 4 bedroomed house.

BUSINESS INFORMATION

Entry cost from:

£25,275

Annual rent:

£25,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£700

Forecasted Operator Profit (including machine profit):

£25,263

Forecasted Operator Turnover:

£347,093

Average Beer & Cider Discount*:

Blended £108

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



FUNCTION ROOM



TRADE KITCHEN



LETTING ROOMS



TRADE PATIO

LOCATION

Haddington has a population of 8500 and is in close proximity to many of the golf courses East Lothian is famous for. The Bell sits just off the main town centre and has a prominent roadside position.

CURRENT PREMISES LICENCE OPENING HOURS

On sales:- Monday - Wednesday 11:00 - 23:00 Thursday & Sunday 11:00 - 00:00 Friday & Saturday 11:00 - 01:00

About the business

TRADE SPACE

This is a stunning property, fully invested with brilliant opportunities for an experienced operator. A downstairs bar with dining area, an upstairs sports bar and letting bedrooms make for multiple opportunities.

TRADE SPACE	
Bars	1
Car park spaces	6
Dining rooms	1
Food covers	64
Function rooms	1
Trade kitchens	1
Rooms to let	5
Patio areas	1

PRIVATE ACCOMMODATION

A large 4 bedroomed family home is attached to this hotel. On the ground floor there is a large living room, a kitchen and a bedroom, on the first floor are three further bedrooms and bathroom.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Single Bedrooms	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	1

FINANCIAL INFORMATION

Entry costs approx £25,275 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). ** Please note other costs are £800 initial training. Fixtures and Fittings amount is 25% of the total amount and the remainder can be paid on our assisted purchase agreement.

RENT INFORMATION

Annual rent	£25,000 per annum
Weekly rent	£480.77 per week fixed
Notes	£25,000 per annum, £480.77 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	£10,000	Working capital	£7,500
Other costs	£800	Total entry cost	£25,275

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	169	1,787	5,720
2016/17	196	289	78
2015/16	175	5	321
Volume notes	Wines and spirits are free of tie at this site.		



“The location of the Bell made it an ideal site for us to invest in to create a brilliant quality local pub. A full internal restructure alongside modern refurbishment, the addition of a trading kitchen and improvement of exterior areas including full new signage scheme has made it the place to go in Haddington.”

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.