

Sharky's

21 George Street, Montrose, Angus, DD10 8EW



PUB OVERVIEW

The Sharky's has real potential and opportunity to develop its large site and maximise its sales and profit growth. There is scope to develop the existing food and drinks offer while utilising the sites space.

The Sharky's is a trendy and quirky pub that turns from a popular diner in the day to a lively cocktail bar at night with an added bonus of a dance area/DJ set. The pub quite often has live bands playing on the weekends and is known for its great food and service.

The pub is situated in the small town in Montrose, Angus, a coastal town surrounded by Montrose Bay and also River South Esk either sides. Montrose Bay is roughly a 5 minute drive from Sharky's or a 20 minute walk for those wanting to have a drink before venturing to the coast. The Golf Club is roughly a 5 minute drive also. If coming from the South, Montrose is accessible by the A92 through Ferryden and over the bridge leading straight into the town.

We are looking for the right partner to drive footfall by providing excellent standards and service while ensuring the offer is aimed at the right market and customer base. Developing the existing food and drink offer is fundamental to the success of this business. Focusing and planning ahead to deliver the annual key event dates is crucial, while ensuring regularly planned events are part of the business strategy. Increasing food, drink sales and profit can be done through selected offers to encourage customers to visit and keep coming back.

BUSINESS INFORMATION

Entry cost from:

£19,725

Annual rent:

£44,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£1,500

Forecasted Operator Profit (including machine profit):

£45,483

Forecasted Operator Turnover:

£345,932

Average Beer & Cider Discount*:

Blended £72

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer & All Cider

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



FUNCTION ROOM



TRADE KITCHEN



TRADE PATIO

LOCATION

The Sharky's is situated in Montrose, Angus around 30 minutes north of Dundee and 40 minutes south of Aberdeen. The location is popular with both locals and visitors with many day trip tourists visiting the town and surrounding areas all year around. Montrose golf club is said to be the 5th oldest golf club and course in the world.

CURRENT PREMISES LICENCE OPENING HOURS

Monday- Wednesday- 11.00-00.00 Thursday- Saturday- 11.00- 01.00 Sunday- 12.30 to 01.00

About the business

TRADE SPACE

the site has a main lounge bar area with seating for around 60 plus customer. the first floor area has a large function space with stage, adjacent dance floor/DJ area, all for multi function use. ladies and gents toilets are located in the main lounge area. there is a licenced concrete beer garden accessed fro just off the lounge bar.

TRADE SPACE	
Bars	2
Car park spaces	6
Dining rooms	1
Food covers	60
Function rooms	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

there is no private accommodation

PRIVATE SPACE	
Private Rooms	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £19,725 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal and stocktaking fees, training fees, working capital and deposit (25% of head rent, minimum £6,000). Please note the F&F is showing 25% of the full cost which has a rough estimation of £15,000 as it is still to be valued.

RENT INFORMATION

Annual rent	£44,000 per annum
Weekly rent	£846.15 per week fixed
Notes	£44,000 per annum, £846.15 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	£3,750	Working capital	£5,000
Other costs	£4,000	Total entry cost	£19,725

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	60	915	1,461
2016/17	70	1,037	2,227
2015/16	72	1,630	1,598
Volume notes			



“Sharky's needs the right partner to drive the multiple incoming stream opportunities this site has to offer. A main lounge bar with a dining area, a large function/events room with a dance floor/DJ area adjacent, plus a licensed beer garden is a great asset for this site. If you have the drive, determination and can do attitude while being able to deliver great standards, service and quality offer, I want to hear from you!”

Billy Guthrie, 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.