

## Henricks

1 Barclay Place, Edinburgh, Midlothian, EH10 4HW



### PUB OVERVIEW

Fantastic Edinburgh bar and restaurant with reputation for excellent food, wines and cocktails.

Henricks is a well established business in the centre of Edinburgh which has built a good reputation as a place to dine when visiting the local theatre or to relax with friends when having a meal. The business is situated just a short walk from Lothian Road and only a few doors away from the Kings Theatre, in the locality there are a number of other bars and restaurants as well as many privately owned and rented houses and flats.

Henricks has been developed as a premium business with the drinks, food and service all in line with this, the business would suit a hands on operator who has a solid understanding of how to run a quality food and drinks business, due to the volume of sales which are generated from the local theatre, experience of how to deliver quality service whilst ensuring a quick turnaround would be an advantage.

Edinburgh is a bustling and vibrant city which is steeped in history so something is always going on, with this in mind the city benefits from a huge number of tourists from all over the country and further a field, also the university ensures a good population of students and with Murrayfield stadium the city benefits from both Scotland rugby internationals and concert events throughout the year.

### BUSINESS INFORMATION

Entry cost from:  
£26,475

Annual rent:  
£41,000 per annum

Agreement  
Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:  
£0

Forecasted Operator Profit (including machine profit):  
£39,540

Forecasted Operator Turnover:  
£343,739

Average Beer & Cider Discount\*:  
Blended £72.00  
*\* dependent on sales mix*

Type of Tie:  
Partial tie: Tied All Beer, All Cider & Minerals

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## FACILITIES



TRADE BAR



TRADE KITCHEN



TRADE PATIO

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## LOCATION

Situated in the Barclay Place in Edinburgh, just a short walk to the bustling area of Lothian Road, the meadows and only a few doors away from the Kings Theatre.

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## CURRENT PREMISES LICENCE OPENING HOURS

Monday to Saturday- 09.00-01.00 Sunday- 11.00-01.00

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## About the business

### TRADE SPACE

Premises comprises main bar area with seating areas suitable for diners, small enclosed licenced patio area to the rear with kitchen in the basement.

TRADE SPACE	
Bars	1
Food covers	40
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

The pub has no accommodation.

## PRIVATE SPACE

## FINANCIAL INFORMATION

Entry costs approx £26,475 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	£41,000 per annum
Weekly rent	£788.46 per week fixed
Notes	£41,000 per annum, £788.46 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	£12,000	Working capital	£5,000
Other costs	£2,500	Total entry cost	£26,475

## 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	61	32	2,461
2016/17	72	78	1,532
2015/16	81	6	1,080
Volume notes			



“Henricks is best known for quality food, wines and cocktails with frequent business being generated from the local theatre and a good reputation within the local community. This business would suit a hands on operator with a flair for locally sourced produce and a strong understanding of wines and spirits.”

**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.