

New Inn

German Street, Winchelsea, East Sussex, TN36 4EN



PUB OVERVIEW

Rare opportunity to run a beautiful Inn in the charming village of Winchelsea with the potential for further investment.

The New Inn is a quaint village pub with three sources of revenue; fine dining, quality ales and boutique style letting rooms. Known for its character and great food offering this is an ideal opportunity for an experienced operator looking for a charming site with the opportunity to expand and invest.

Close to the coast, this quirky period property maintains its charming features of beamed ceilings and wonky floors and is the perfect destination site to attract visitors for a long weekend in the village of Winchelsea. With little competition nearby, locals appreciate the fine ales available to compliment the home made food offering using locally sourced ingredients. The ensuite letting rooms have been developed into a boutique style, with further potential of developing the second floor barn to create more.

Please note investment required is negotiable, please contact the recruitment team for more information

BUSINESS INFORMATION

Entry cost from:

£31,200

Annual rent:

£42,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£39,976

Forecasted Operator Turnover:

£393,706

Average Beer & Cider Discount*:

0

* dependent on sales mix

Type of Tie:

Full tie: Access to Discounted Wines, Spirits & Minerals Price List

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



LETTING ROOMS



TRADE PATIO

LOCATION

Set in 1066 country, Winchelsea is a historic ancient town with lots of character. Previously one of the Cinque Ports, the area silted up in the 16th Century and is now 1km of seafront creating a variety of small walks and delightful views of the coast. The area benefits from the tourist trade in the summer months and attracts local custom low season. Visitors may be interested in the medieval church, a small museum and surviving town gates. The New Inn is positioned opposite the church where the legendary comedian, Spike Milligan, is buried.

Rye is two miles away and Hastings within easy drive. A bus stop positioned outside of the New Inn allows visitors a leisurely trip to Rye or Hastings. The nearest train station is at Rye with trains connecting to Ashford (for the continent) and London.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Sunday 11:00 - 00:00

About the business

TRADE SPACE

Large trading area featuring a main bar and dining areas with 5 premium ensuite letting rooms on the upper floor. Small car park to the rear capable of housing up to 10 cars with a lovely garden area beyond.

TRADE SPACE	
Bars	1
Car park spaces	10
Dining rooms	3
Food covers	60
Gardens	1
Trade kitchens	1
Rooms to let	6
Patio areas	1

PRIVATE ACCOMMODATION

This 3 bedroomed private accommodation also features two bathrooms, a lounge, office and kitchen.

PRIVATE SPACE	
Private Rooms	9
Lounge	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	2
Toilets	1
Office	1

FINANCIAL INFORMATION

Approx £31,200.00 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, rent in advance, training fees, working capital and deposit (minimum £6,000, but should build to 25% of head rent).

Fixtures & Fittings are advertised as a 25% deposit, assisted purchasing is available. Full cost is approximately £35,000

RENT INFORMATION

Annual rent	£42,000 per annum
Weekly rent	£807.69 per week fixed
Notes	£42,000 per annum, £807.70 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	£10,000	Stocktaking fees	£150
Fixtures & fittings	£8,750	Working capital	£10,000
Other costs	£800	Total entry cost	£31,200

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	76	154	276
2016/17	85	138	2,521
2015/16	91	91	2,731
Volume notes			



“This is a beautiful village Inn, with three sources of revenue. An ideal opportunity for an experienced operator ready to take this already thriving pub to the next step by developing its food offer and with potential investment to expand the letting room avenue. The operator needs to have a visionary marketing strategy, financial management skills and the ability to manage high footfall as trade peaks in the summer season and maximise opportunities in the low season.”

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.