

French Horn

Market Place, Nottingham Road, Codnor, Ripley, Derbyshire, DE5 9SY



PUB OVERVIEW

The French Horn is a modern day community pub with bags full of opportunities. The pub is immaculate both internally and externally and having been refurbished to a high standard recently this pub has the potential to be the best sports, teams and entertainment pub in the area.

The French Horn has been completely redecorated both internally and externally in 2016 and presents a great opportunity for a local couple to further build on the food and drink trade generated through sports, teams and entertainment. The pub has had a good reputation locally for a carvery offer and this is currently being offered on a Sunday but has the opportunity to expand throughout the week. It is popular with local families that are attracted to the pub by the food offer but also there is the opportunity to take advantage of the large amount of passing trade made available as the French Horn is ideally located to benefit from this.

The site has two main areas to suit both diners and drinkers. The pub benefits from having a large garden to the rear which looks out onto the fields behind the pub. There are several benches outside which could be another 25 food covers during the summer months. The pub also has a sheltered patio area to the front of the building where the locals can enjoy the sunshine on the cooler days. To the rear of the property there are 5 hard standing caravan pitches with an external toilet area, water, electric hook up and chemical disposal point which has regular trade for the pub. This would be a great opportunity for a someone local with close links to the community to further build on the success of this great community pub.

BUSINESS INFORMATION

Entry cost from:

£13,650

Annual rent:

£25,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£3,936

Forecasted Operator Profit (including machine profit):

£36,993

Forecasted Operator Turnover:

£342,797

Average Beer & Cider Discount*:

Blended £144

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

Situated on the popular area of Market Place in Codnor. The French Horn is located on the Nottingham Road between Derby and Nottingham. Locally there are the small towns of Eastwood, Heanor and Ripley and a large amount of local trade comes from these areas.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday 05:00 - 00:30 Friday to Saturday 05:00 - 01:30

About the business

TRADE SPACE

Recently refurbished to a modern and high standard the French Horn has two main trading areas. Half of the main trading area is dedicated to dining and the other half is dedicated to drinking, pool, sky sports and entertainment. Both areas are serviced by one centrally located bar. To the rear of the property there are 5 hard standing caravan pitches with an external toilet area, water, electric hook up and chemical disposal point which has regular trade for the pub.

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	30
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation is above standard and in a really good condition overall benefitting from eight private rooms including two double bedrooms, a lounge and a kitchen.

PRIVATE SPACE	
Private Rooms	8
Lounge	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	1
Toilets	1

FINANCIAL INFORMATION

Approx £13,650 which includes 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). Please note the fixtures and fittings are still to be valued.

RENT INFORMATION

Annual rent	£25,000 per annum
Weekly rent	£480.77 per week fixed
Notes	£25,000 per annum, £480.70 per week fixed and subject to annual RPI increase (tracker capped at a maximum of 4.75%) on anniversary of agreement. Paid weekly by direct debit.

Brokers	£675	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£0	Working capital	£3,000
Other costs	£3,000	Total entry cost	£13,650

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	306	1,109	4,339
2016/17	258	818	3,635
2015/16	240	680	3,472
Volume notes			



“Recently refurbished to a fantastic standard, this would be a great opportunity for a local person with close links to the local community to further build on the success of this great community pub. This is a great example of what a community pub is all about with food, sports, teams and entertainment being the main focus. A great business and lifestyle opportunity!”

Sarah Adams, 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.