

Mackenzie's

125 Grampian Road, Aviemore, Perth and Kinross, PH22 1RL



PUB OVERVIEW

We are looking for a partner to take this site on where they can develop the food and drink offer and maximise sales.

The Mackenzie's is in the heart of Aviemore in the Cairngorms, these premises have amazing potential to grow sales and profit. This site has it all and benefits from letting rooms which is uncommon in our Scottish sites, a wet led bar area, large dining area to develop the food offer and has one of the largest beer gardens in Aviemore..

This site has a great mix of offers for all who visits, including a large selection of premium lagers and real ales, televised live sports, pool table, darts, table football and regular live entertainment, while also providing fantastic traditional Scottish food in an atmosphere to match. This is the place where regular locals visit to meet and catch up on what's happening in world while visitors and tourist can experience unrivalled Scottish hospitality.

The pub has 8 en-suite bedrooms which from May to October are invariably full due to the increasing demand for accommodation in the Aviemore area. The extensive licenced beer garden is with doubt a great asset to the business, while there is parking for 12 cars within the premises boundary.

BUSINESS INFORMATION

Entry cost from:
 £27,500

Annual rent:
 £60,000 per annum

Agreement
 Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:
 £3,750

Forecasted Operator Profit (including machine profit):
 £63,628

Forecasted Operator Turnover:
 £529,811

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

Type of Tie:
 Partial tie: Tied Draught Beer & Draught Cider only

FACILITIES



LOCATION

The beautiful Cairngorm mountain region is right on the door step of Aviemore. This all year round resort has a good local trade while benefiting from the increasing amounts of visiting walkers, climbers, outdoor adventurers, sightseers, holiday makers and skiers. Only an hour and half from Perth and less than half an hour from Inverness.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Saturday- 11.00-01.00 Sunday- 12.00-01.00

About the business

TRADE SPACE

The premises benefits from a large open plan "L" shaped lounge bar and dining area. There are 8 en-suite letting rooms, while there is an extensive beer garden and patio area allowing customers to enjoy outside drinking and eating. There is a car park with 12 parking spaces.

TRADE SPACE	
Bars	1
Car park spaces	12
Dining rooms	1
Food covers	70
Gardens	1
Trade kitchens	1
Rooms to let	8
Patio areas	1

PRIVATE ACCOMMODATION

There is no specific private accommodation although one of the letting rooms could be used as private accommodation.

PRIVATE SPACE

Private Rooms	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £27,500 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 that the F&F is shown as 25% of the full estimated cost which currently is £22,000.

RENT INFORMATION

Annual rent	£60,000 per annum
Weekly rent	£1,153.85 per week fixed
Notes	£60,000 per annum, £1,153.85 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit.

Brokers	£0	Legal	£850
Deposit	£10,000	Stocktaking fees	£150
Fixtures & fittings	£5,500	Working capital	£5,000
Other costs	£6,000	Total entry cost	£27,500

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	196	262	360
2016/17	217	161	502
2015/16	186	89	1,131
Volume notes			



“The right partner will have a tremendous opportunity to further develop and enhance the existing offer of rooms, food and drink to maximise sales and profit growth throughout the sites varied business streams. We are looking for a partner who can demonstrate they can deliver a great offer with great standards and outstanding service.”

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.