

Red Lion

2-6 Tolbooth Street, Forres, Moray, IV36 1PH



PUB OVERVIEW

The Red Lion is a well established business offering the right person the chance to continue to develop and grow both the food and drink potential of this site.

This well-known local town pub has a great reputation for offering quality products, great customer service and a warm friendly welcome. The public bar offers pool, darts and live sports making it the hub of the community, you can often find some local artists playing live music in the bar or the lounge. The lounge bar has a more relaxing atmosphere providing a substantial food offer with a great mix of cask ale, premium lagers, wine and whisky. There is a log burner in the lounge which is a real treat during those cold wintery months. The site offers some fantastic locally sourced fish and meats dishes, with a great reputation for the quality, service and value for money which makes customer come back again and recommend to others.

The site would suit an operator with experience of pub food, a creative side to introduce new deals and events to maximise sales and retain the pubs reputation.

BUSINESS INFORMATION

Entry cost from:
 £17,125

Annual rent:
 £39,000 per annum

Agreement
 Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:
 £2,700

Forecasted Operator Profit (including machine profit):
 £39,012

Forecasted Operator Turnover:
 £508,998

Average Beer & Cider Discount*:
 Blended £108
 * dependent on sales mix

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

FACILITIES



TRADE BAR



DINING AREA



TRADE PATIO

LOCATION

Forres is a thriving town and former royal burgh situated in the north of Scotland on the Moray coast, approximately 25 miles east of Inverness. Visited by numerous tourists throughout the year, Forres has been a winner of the Scotland in Bloom award on several occasions. There are many geographical and historical attractions nearby such as the River Findhorn, and there are many historical artifacts and monuments within the town itself.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday - 11:00 - 00:30 Friday & Saturday- 11:00 - 01:30

About the business

TRADE SPACE

The main bar area has a pool table, dart board and shows live sport. There is also a jukebox and a number of gaming machines. The pub boasts an external courtyard, which is licenced and can accommodate up to 30 people, off the main bar. There is a fully fitted kitchen providing a substantial food offer to the lounge bar/restaurant.

TRADE SPACE	
Bars	2
Dining rooms	1
Food covers	50
Patio areas	1

PRIVATE ACCOMMODATION

There is ample living accommodation on site with two double bedrooms and two single bedrooms. There is plenty of unused space that has various storage and office space that could become more living or potentially letting rooms.

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

FINANCIAL INFORMATION

Entry costs approx £17,125 which includes stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, working capital and deposit (25% of head rent, minimum £6,000). *Please note that the Fixtures & Fittings are still to be valued however minimum down payment would be £5,000.

RENT INFORMATION

Annual rent	£39,000 per annum
Weekly rent	£750.00 per week fixed
Notes	£39,000 per annum, £750.00 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	£0	Working capital	£3,000
Other costs	£7,150	Total entry cost	£17,125

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	220	1,278	3,046
2016/17	212	1,402	3,399
2015/16	206	1,908	1,754
Volume notes			



"This well-known traditional pub offers great food in the lounge/restaurant with quality cask ales and wines. The "Beastie Bar" offers everything a bar should, with live sports on TV, a pool table and darts. This site has a reputation for providing a quality offer with a high standard of customer service which continue to drive both wet and dry sales and profit. We are looking for an operator with experience of pub food and also knowledge to plan for key events to drive sales and profit."

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.