

Kings Head

115 Bures Road, Great Cornard, Sudbury, Suffolk, CO10 0JE



PUB OVERVIEW

A popular community pub with spacious living accommodation. The Kings Head is a well established locals pub and needs a community minded individual or couple to embrace this side of the business whilst looking to improve standards and develop the food opportunity.

The Kings Head trades as a successful village local. There is a well presented patio and a good, well located smoking shelter. BBQs can be successful here in the summer and there is a great opportunity to grow food sales. There is a separate building at the rear of the Kings Head which houses the Sudbury Amateur Boxing Club.

BUSINESS INFORMATION

Entry cost from:

£30,650

Annual rent:

£25,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£9,100

Forecasted Operator Profit (including machine profit):

£24,476

Forecasted Operator Turnover:

£268,001

Average Beer & Cider Discount*:

Blended £36.00

* 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



TRADE PATIO

LOCATION

Great Cornard is a large village with a population of c9000 people, just outside the large Suffolk market town of Sudbury, boasting excellent amenities including primary and upper schools. There is also a sports centre, library and theatre. On the outskirts of the village lies Cornard Country Park, a nature reserve containing wild flower meadows and woodland. There is a relatively recently built housing estate just opposite the Kings Head which provides a large captive market.

A newly built Sainsbury's superstore only 1/2 a mile away is a key business opportunity and has significantly increased the footfall into this area, which can be exploited further.

Great Cornard has a non-league football club (Cornard United) who play at Blackhouse Lane. The village is the home of the hockey and rugby union teams for neighbouring Sudbury and also the home of the Sudbury Motor Cycle Club track at Tye Farm which run Grass Tracks, Scrambles, Moto Cross and Enduros.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Thursday - 09:00hrs - 01:00hrs Friday & Saturday - 09:00hrs - 02:00hrs Sunday 09:00hrs - 00:00hrs

About the business

TRADE SPACE

Internally the pub is split in to 3 distinct areas. There is a games area with a pool table, 2 darts throws, bench seating, fireplace and gaming machines. This area is also used for live music. There is also a public bar area with seating, bar stools and a fireplace. Food trade is supported by a recently improved dining area with 20 covers and a fireplace. There is also a kitchen, office, basement cellar, boiler room and store cupboard. Externally there is an enclosed patio with smoking shelter and seating for 30 people, private garden area and very large car park with 30 spaces.

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	20
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation is very large, and would be suitable for a family. It benefits from 4 large double bedrooms (1 with en-suite bathroom and walk in wardrobe), living room, bathroom and a separate toilet.

PRIVATE SPACE	
Private Rooms	9
Lounge	1
Double bedrooms	4
Bathrooms	2
Toilets	1
Office	1

FINANCIAL INFORMATION

Entry Costs approx £30,775.00 which includes fixtures and fittings, 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).

RENT INFORMATION

Annual rent	£25,000 per annum
Weekly rent	£480.77 per week fixed
Notes	£25,000 per annum, £480.77 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	£6,000	Stocktaking fees	£150
Fixtures & fittings	£15,000	Working capital	£5,000
Other costs	£3,000	Total entry cost	£30,650

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	189	1,048	4,498
2016/17	197	189	4,185
2015/16	131	164	1,829
Volume notes			



“A superb pub for a community minded individual or couple who have a real passion for pub teams and being at the centre of the local community. This is a true local's establishment that is extremely well supported with a large regular clientele. There is a definite opportunity on sport and to increase trade further with all day trading hours. There is also the added benefit of an external courtyard area, private garden and an extremely large car park. Live entertainment is also a regular feature along with various themed events.”

Lee Jarvis, 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.