

Red Lion

Abingdon Road, Drayton, Abingdon, Oxfordshire, OX14 4JB



PUB OVERVIEW

Development opportunity available at this traditional village pub!

Traditional pub with everything you will need from extensive gardens to a small restaurant area with the additional option of development! The trading area is split into 3 areas, the main bar, a lounge and a seated restaurant for 25 plus covers. Situated on the main road through Drayton village and currently running a sports offer - with the right operator this pub will flourish with a quality food offer and real ales.

BUSINESS INFORMATION

Entry cost from:

£28,150

Annual rent:

£28,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£10,000

Forecasted Operator Profit (including machine profit):

£28,010

Forecasted Operator Turnover:

£309,992

Average Beer & Cider Discount*:

Blended £72.00

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



FUNCTION ROOM



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

Drayton is located on the old road between Oxford and Newbury, just South of Abingdon. It is a thriving village that has two pubs currently (the Red lion being one). The parish has a community of 2,350 people (as of 2011) with developments pending. In addition, CALA homes are building a new estate opposite the pub location.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday 10:00 - 00:30 Friday & Saturday 10:00 - 01:30

About the business

TRADE SPACE

There are 3 areas of internal trade. The main bar area splits into a front bar and a side lounge bar. The third area is a seated restaurant that has over 25 covers. There is a large garden with patio and smoking solution. A visit is highly recommended!

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	40
Function rooms	1
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The accommodation is set in a galley style with three bedrooms, living area, kitchen and bathroom.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	1
Toilets	1

FINANCIAL INFORMATION

Entry Costs approx £28,150.00 which includes fixtures and fittings (estimated but still to be valued) to include 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	£28,000 per annum
Weekly rent	£538.46 per week fixed
Notes	£28,000 per annum, £538.46 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit.

Brokers	£625	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£15,000	Working capital	£5,000
Other costs	£550	Total entry cost	£28,150

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	178	164	1,715
2016/17	165	240	2,217
2015/16	179	240	880
Volume notes			



“This is a traditional pub with everything you need! Located just outside Abingdon on a main through road with lots of passing trade opportunities. In addition, home builder Cala Homes are building a new estate opposite the pub. There is also opportunity for investment.”

Wayne Farrell, 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.