

Bridge Bar

12 Bridge Street, Ellon, Aberdeenshire, AB41 9AA



PUB OVERVIEW

If you are looking to run your first pub then this is the place! Now available on a Standard Tenancy agreement.

The Bridge Bar is a small community local pub which has one main trading area. This site would be best suited to someone with an eye for detail to ensure the best customer service is maintained to further build on the great reputation the Bridge already has in the area. The pub is well known for its entertainment which includes televised live sports, live music, themed nights and games nights. Planning for key annual events like these are all important to give customers every reason to come back again.

This pub would be ideal for someone wanting a career change and to take on their first pub or a general manager wanting to move up to the next step, this site would be a great first time pub due to the size and low in-going costs.

Please note, the rent is still to be confirmed and will appear on the letting details in the next couple of weeks.

BUSINESS INFORMATION

Entry cost from:
 £13,250

Annual rent:
 £25,000 per annum

Agreement
 Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:
 £3,000

Forecasted Operator Profit (including machine profit):
 £24,807

Forecasted Operator Turnover:
 £256,223

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

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

FACILITIES



TRADE BAR

LOCATION

Situated in the bustling Aberdeenshire Town of Ellon, the pub is located on the main route through Ellon. Just 16 miles north of Scotland's third largest city Aberdeen.

CURRENT PREMISES LICENCE OPENING HOURS

Mon to Sat 11:00 - 01:00 Sun 11:00 - 00:00

About the business

TRADE SPACE

A single lounge bar site with minimum running cost. Sky TV and live sport in general form a major part of this successful pub.

TRADE SPACE	
Bars	1

PRIVATE ACCOMMODATION

There is no private accommodation

PRIVATE SPACE

FINANCIAL INFORMATION

Entry costs approx £13,250 which stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, stocktaking fees, training fees, working capital and deposit (25% of head rent, minimum £6,000).
*Please note the fixtures and fittings have not been valued yet and the ingoing costs will be updated once completed.

RENT INFORMATION

Annual rent	£25,000 per annum
Weekly rent	£480.77 per week fixed
Notes	£25,000 per annum, £480.80 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£0	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£0	Working capital	£5,000
Other costs	£1,275	Total entry cost	£13,250

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	185	288	2,348
2016/17	211	508	3,503
2015/16	249	813	4,912
Volume notes			



“If you are looking to run your first pub, this is the place. Concentrating on delivering quality, customer service and providing a selection of premium products, combined with live sport and music you'll be onto a winner.”

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.