

Osnaburg

23 Osnaburg Street, Forfar, Angus, DD8 2AA



PUB OVERVIEW

The historic Osnaburg Bar has bags of character and history and needs a new operator!

The BEST local in town, this good sized bar and lounge is in pristine condition since the site was refurbished to a high standard in 2017. This is a fantastic opportunity for the right operator to increase sales and profit, within a traditional pub, with heaps of history which is in need of someone to ensure the Oz continues to offer the warm welcome it is famous for. Planning a wide range of events, invigorating the current food and drink offers, whilst providing an unrivalled level of service and standards will be your path to success.

The Osnaburg is a traditional gathering and meeting place appealing to variety of people from all walks of life. If you have what it takes to run your own successful pub business, we want to hear from you now!

BUSINESS INFORMATION

Entry cost from:

£10,270

Annual rent:

£25,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£1,000

Forecasted Operator Profit (including machine profit):

£23,456

Forecasted Operator Turnover:

£293,165

Average Beer & Cider Discount*:

Blended £126

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



DINING AREA



TRADE KITCHEN

LOCATION

Situated in the thriving Angus town of Forfar, the Osnaburg is just off the High Street. Forfar is easily accessible from Dundee and Aberdeen, via the A90. The Angus Farmer's Market takes place every month offering local food to tourists and villagers and the local glens are popular with hill-walkers.

CURRENT PREMISES LICENCE OPENING HOURS

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

About the business

TRADE SPACE

The main bar underwent refurbishment a few years ago and provides a good sized space for offering cask ales, premium lagers, beers and cider. The lounge bar/dining area can accommodate up to thirty five people for bar meals, although the bar has adequate space for bar lunches.

TRADE SPACE	
Bars	2
Dining rooms	2
Food covers	60
Trade kitchens	1

PRIVATE ACCOMMODATION

No private accommodation available.

PRIVATE SPACE

FINANCIAL INFORMATION

Approx £10,270.00 which includes stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, rent in advance, training fees, working capital and deposit (minimum £6,000, but should build to 25% of head rent). *Fixtures and fittings valuation to be confirmed.*

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.

Brokers	£0	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£0	Working capital	£2,000
Other costs	£1,295	Total entry cost	£10,270

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	218	763	2,665
2016/17	208	634	2,237
2015/16	178	924	3,765
Volume notes			



“The historic and charming Osnaburg Bar is the best local in Town and is famous for its warm and friendly welcome. The site is in excellent condition and any new operator has heaps of potential to take the Oz to the next level. I am looking for a community focused operator who can breathe new life into this great Pub. If that person is you, contact the recruitment team for more information”

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.