

Commercial Inn

19 Wollaton Road, Beeston, Nottingham, Nottinghamshire, NG9 2NG



PUB OVERVIEW

Town Centre Pub, with scope for big improvements

The Commercial Inn has been refurbished within the last few years and is well presented internally. The Pub benefits from a mix of wet and dry trade and has a popular Indian Food offer. The introduction of another food offer to run alongside is needed to increase footfall, as well as more activities to engage with the local population. The site also benefits from a function suite and a lovely terrace to enjoy the sunshine. With these various facets, there are multiple income streams which can be improved upon and maximised. There are approximately 152,000 people living within a 3 mile radius of the Pub, including students from the University of Nottingham, which the Pub does not currently attract, so engaging with this local community is vital to your success.

BUSINESS INFORMATION

Entry cost from:

£22,375

Annual rent:

£0

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£0

Forecasted Operator Turnover:

£0

Average Beer & Cider Discount*:

Blended £72

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



CAR PARK



FUNCTION ROOM



TRADE KITCHEN



TRADE PATIO

LOCATION

Beeston is a town in Nottinghamshire, England. It is 5.5 kilometres (3.4 mi) southwest of Nottingham city centre. To the immediate northeast is the University of Nottingham's main campus, University Park. The pharmaceutical and retail chemist group Boots has its headquarters on a large campus just 1 km east of the centre of Beeston, falling on the border of Broxtowe and the City of Nottingham. To the south is the River Trent, Attenborough and its extensive wetlands. There are two main areas of Beeston: the main area, including the main shopping district, where The Commercial Inn sits and the mixed residential and industrial area of Beeston Rylands.

CURRENT PREMISES LICENCE OPENING HOURS

Monday- Sunday- 05.00- 02.30

About the business

TRADE SPACE

The Commercial Inn currently has two main trading areas on the ground floor and a function room on the first floor. The main trading area is served by one bar but there are two distinct trading areas, to the left of the bar there is ample space to help drive food covers and more comfortable drinking. The area in front of the bar would be perfect to create a sports and entertainment area with pool, darts and Sky Sports. There is a good sized function room on the first floor which can be used to host private parties, weddings and live music. The kitchen is equipped to be able to service a full menu.

TRADE SPACE	
Bars	1
Car park spaces	15
Food covers	40
Function rooms	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The pub has two double bedrooms and one single bedroom. There is a bathroom, toilet, office and lounge. The private accommodation is of a reasonable standard and could easily accommodate a manager and a chef or make a good family home.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Single Bedrooms	1
Double bedrooms	2
Bathrooms	1
Toilets	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £22,375 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). *Please note the F&F is shown as a 25% deposit of the full cost due to an Assisted Purchase agreement being available for the right operator.

RENT INFORMATION

Annual rent	£0 per annum
Weekly rent	£0 per week fixed
Notes	Please note that the rent is currently being considered and will be updated shortly. Please call the Recruitment Team for more information.

Brokers	£750	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£5,000	Working capital	£5,000
Other costs	£4,650	Total entry cost	£22,375

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)
2018/19	104	682	3,033
2017/18	166	1,197	4,267
2016/17	153	1,822	4,432
Volume notes	Current Volume is representative of how the site is currently operated, I would expect an increase once the retail offer is improved, by the introduction of a mainstream community offer		



"I am looking for a great operator to re invigorate this well presented and recently renovated Pub. The Commercial Inn has various income streams and these really could be improved upon. The Pub is centrally located and already has an Indian Food offer which has regular evening and weekend trade, but you could introduce a daytime menu alongside this and help dramatically increase footfall. If you have knowledge of the local area, a passion for great service, and are community focused, we would love for you to get in touch"

Sarah Adams, 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.