

## Junction Inn

Priory Road, Southampton, Hampshire, SO17 2JZ



### PUB OVERVIEW

Thriving community public house offering quality food and a wide selection of drinks with an emphasis on cask ales.

The Junction Inn is a well known public house located in the heart of St Denys, Southampton. This well established business benefits from a wide customer base made up from local residents, cask ale enthusiasts, commuters from the nearby train station, visitors to the area and supporters of Southampton Football Club. The house offers good value quality food complimented by a wide selection of drinks with specific emphasis on cask ales. The internal trade area is in good decorative order and is enhanced by an extensive beer garden, covered smoking solution and patio area.

### BUSINESS INFORMATION

Entry cost from:  
 £30,800

Annual rent:  
 £34,000 per annum

Agreement  
 Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:  
 £3,000

Forecasted Operator Profit (including  
 machine profit):  
 £33,978

Forecasted Operator Turnover:  
 £359,996

Average Beer & Cider Discount\*:  
 Blended £72  
 \* dependent on sales mix

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

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## FACILITIES



TRADE BAR



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The Junction Inn is located in St Denys, Southampton. The site is circa 5 minutes drive from Southampton town centre and 10 minutes from the docks and cruise terminals. The pubs position gives it excellent links to both rail (train station 5 minutes walk), road (M25 & M3 10 minutes drive) and sea (access to the Isle of Wight, channel crossings and cruise terminals). There are local amenities near by including shops and schools

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## CURRENT PREMISES LICENCE OPENING HOURS

Sunday - Thursday - 11:00hrs - 23:20hrs Friday - Saturday - 11:00hrs - 00:20hrs

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## About the business

### TRADE SPACE

One extensive bar wraps around the trading area which offers pub games, general drinking and casual / informal dining. The pub is in good decorative condition and is supported by a large ground floor cellar and an adequate commercial kitchen located directly behind the bar.

TRADE SPACE	
Bars	1
Dining rooms	1
Food covers	35
Gardens	1
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

The private living accommodation is in good order and offers a lounge, domestic kitchen, bathroom, separate toilet, 2 double bedrooms and an office.

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

## FINANCIAL INFORMATION

Entry Costs approx £30,800.00 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of condition, working capital and deposit (25% of head rent, minimum £6,000). \*The fixtures & fittings have been estimated at this moment in time and are awaiting formal & professional valuation.\*

## RENT INFORMATION

Annual rent	£34,000 per annum
Weekly rent	£653.85 per week fixed
Notes	£34,000.00 per annum, £653.85 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit subject to credit check.

Brokers	£675	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£17,000	Working capital	£5,000
Other costs	£1,150	Total entry cost	£30,800

## 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	171	1,608	4,637
2016/17	156	1,445	4,006
2015/16	158	1,580	4,065
Volume notes			



“The Junction Inn is a fine example of a traditional tavern offering good quality food and a wide variety of drinks with a strong emphasis on cask ales. The pub is excellently located in the heart of St Denys and further benefits from a very large beer garden and adequate on street parking.”

**Rob Ayling**, 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.