

Pearsons

6A Princes Avenue, Hull, North Yorkshire, HU5 3QA



PUB OVERVIEW

Pearsons is a fantastic opportunity for a skilled pub operator. Benefitting from a corner location on two main roads. The pub is perfectly positioned to showcase a great food and drink offer both in the week and at weekends.

During the week there is an opportunity to expand the food offer as the area attracts many people looking for meals at lunch time and in the evening. Over the weekend Pearson's becomes a destination venue for customers on a night out, with DJs and live sports attracting many people to the pub. The site is very close to the KCOM Stadium so showing all the major sporting events on the large screen TV's is critical. This stylish pub has a large bar area with dining located around the pub and also benefits from a car park with 30 spaces.

We are looking for an experienced operator that can further develop the food offer during the week and continue to maximise the weekend trade. The Pearsons is also known for its entertainment where there is an event or offer happening each day of the week, in order to develop the trade during the week, it is essential that we keep this pubs reputation.

BUSINESS INFORMATION

Entry cost from:

£21,300

Annual rent:

£27,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£2,300

Forecasted Operator Profit (including machine profit):

£25,875

Forecasted Operator Turnover:

£552,718

Average Beer & Cider Discount*:

Blended £144

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

Hull is a port city in the East Riding of Yorkshire, with the pub situated on the popular Princes Avenue. The pub benefits from lots of local and passing trade but also needs to compete with other businesses in the area. The pub is located very close to Hulls KCOM Stadium which supports football, rugby, concerts, etc, so the pub receives regular trade from people visiting the large events.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Wednesday 09:00 - 01:00 Thursday to Sunday 09:00 - 02:00

About the business

TRADE SPACE

The interior consists of several areas, some raised, some open and with some intimate booths. The site benefits from a large bar area and dining situated all around the pub. There is a large car park for those visiting and a garden area also.

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	100
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

This site has a rare opportunity where the private accommodation is split into two flats, both with separate access.

PRIVATE SPACE	
Private Rooms	16
Lounge	2
Single Bedrooms	3
Double bedrooms	2
Private Kitchen	2
Bathrooms	2
Toilets	2
Office	1

FINANCIAL INFORMATION

Entry costs approx £21,300 which includes fixtures and fittings, legal, brokers and stocktaking fees, training fees, schedule of condition, working capital and deposit (25% of head rent, minimum £6,000).

*Please note that the F&F and stock are still to be valued so may not reflect an accurate cost (stock has not been included).

RENT INFORMATION

Annual rent	£27,500 per annum
Weekly rent	£528.85 per week fixed
Notes	£27,500 per annum, £529.00 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£675	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£7,500	Working capital	£5,000
Other costs	£1,150	Total entry cost	£21,300

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	316	497	10,042
2016/17	451	20	13,975
2015/16	461	-	16,232
Volume notes	Please note that in the past this site has not been tied on wine and spirits.		



“Pearsons is a large scale well positioned public house close to Hull's city centre. There is significant opportunity for a skilled pub operator to further develop the food offer during the week, while continuing to maximise the weekend trade and footfall from the local stadium.”

Andy Wearn, 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.