

## Roebuck

57 Stockbridge Road, Winchester, Hampshire, SO22 6RP



### PUB OVERVIEW

Quality public house located in a desirable and prominent Winchester roadside position with a planned £30,000.00 investment!

The Roebuck is an established business with a very good reputation. The location of this pub is extremely desirable and it boasts all of the required facilities to further develop both the drinks and food trade. The internal trading space is complimented by an external decked area, patio area and a car park. The pub is currently laid up for casual / informal dining and general socialising. This one bar pub is finished in modern contemporary style with a large conservatory which can act as designated dining or cater for small parties or functions.

We have an approved investment spend of £30,000 for this site, if you get involved soon you can help us shape our designs to create your dream business.

### BUSINESS INFORMATION

Entry cost from:

£31,400

Annual rent:

£31,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£30,451

Forecasted Operator Turnover:

£328,232

Average Beer & Cider Discount\*:

0

\* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer & All Cider

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## FACILITIES



TRADE BAR



CAR PARK



DINING AREA



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The Roebuck is in a prominent roadside position on one of the main routes in and out of historic Winchester. Its location is within walking distance for many local residents residing in quality housing and is a 10-15 minute walk from Winchester town centre. Having a car park adds to the pubs appeal and trade building opportunities.

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## CURRENT PREMISES LICENCE OPENING HOURS

Premises Licence Opening Hours Sun-Thurs: 10:00 - 23:20 Fri-Sat: 10:00 - 00:20

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## About the business

### TRADE SPACE

One bar pub with circa 60 covers overall including casual dining and seating. There is a large split level commercial kitchen, extensive basement cellars, adequate storage space, ladies and gents toilets, conservatory, patio areas and car park

TRADE SPACE	
Bars	1
Car park spaces	12
Dining rooms	1
Food covers	60
Trade kitchens	1
Patio areas	2

## PRIVATE ACCOMMODATION

The private living accommodation is in reasonable decorative order and consists of 2 x double bedrooms, lounge, domestic kitchen, large bathroom and office. There is also a small external terrace area.

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

## FINANCIAL INFORMATION

Approx £31,400.00 which includes fixtures and fittings, legal, brokers and stocktaking fees, training fees, working capital and security deposit. Please note the value of the fixtures & fittings has been estimated at this moment in time.

## RENT INFORMATION

Annual rent	£31,000 per annum
Weekly rent	£596.15 per week fixed
Notes	£31,000 per annum, £596.15 per week fixed and subject to annual RPI increase (tracker capped at a maximum of 4.75%) on anniversary of agreement. Paid weekly by direct debit.

Brokers	£625	Legal	£825
Deposit	£7,000	Stocktaking fees	£150
Fixtures & fittings	£17,000	Working capital	£5,000
Other costs	£800	Total entry cost	£31,400

## 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	137	3	419
2016/17	141	80	3,319
2015/16	144	156	4,743
Volume notes			



“Well appointed public house in very desirable location with established food and drinks trade. The Roebuck would ideally suit 'hands on' operators with the skills to take this business to the next level.”

**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.