

Burlington

Lytham Road, Blackpool, Lancashire, FY4 1JE



PUB OVERVIEW

The Burlington is a land mark property that is well located to benefit from the planned £300k investment, a strong local demographic and the opening of the new Armfield Academy opposite.

A significant investment is planned to completely re-present the pub both internally and externally. The investment will create a modern alehouse type operation capable of becoming easily the best pub in the area. It is intended that it will be a predominantly a wet led site, operating to a 75:25 wet to dry split. The key to this site will be exceptional hospitality and standards to support a strong programme of activity and events with a complimentary modern food offer.

We are looking for an experienced licensee with great hospitality skills, good pub food catering experience and an ability to re-launch this landmark property post investment.

Please note although the entry cost is shown at £68,800, we have an agreement in place to help with the fixtures and fittings purchase meaning the minimum ingoing cost an operator would need is £27,550.

BUSINESS INFORMATION

Entry cost from:

£68,800

Annual rent:

£10,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£7,000

Forecasted Operator Profit (including machine profit):

£23,911

Forecasted Operator Turnover:

£414,864

Average Beer & Cider Discount*:

Blended £180

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



FUNCTION ROOM



TRADE KITCHEN



TRADE PATIO

LOCATION

The Burlington is situated on the corner of Burlington Road and Lytham Road, in South Shore, Blackpool. It is immediately opposite the new Armfield Academy (opening September 2019) and is less than half a mile from the world-famous Blackpool Pleasure Beach.

The pub is located between the two well established drinking circuits of Waterloo Road and Highfield Road, ideally positioned to benefit from transient drinkers as well as service the needs of the high density local residential population and proximate employers.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Sunday 10:00 - 00:30.

About the business

TRADE SPACE

The trading area consists of four zones. A lower level suitable for TV sports viewing and pub sports, a ground floor area where the bar counter is located and space has been created for live entertainment artists, a mezzanine area for dining and seated drinking and a small function room on the top floor which can be accessed via a separate stairway in the pub. There is a well equipped catering kitchen which serves the entire pub through a dumb waiter. Externally, there is a large wooden decking to the side of the pub with ample chairs and tables which will be refurbished as part of the planned scheme.. There is also a car park for 30 cars and a separate rear car park which could be developed in to a beer garden.

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	60
Function rooms	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation is spacious and presented to an average standard, and consists of a lounge, three bedrooms, kitchen and bathroom. Some improvements will be undertaken as part of the investment programme.

PRIVATE SPACE	
Private Rooms	8
Lounge	1
Single Bedrooms	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £68,800 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 the F&F is an estimated cost that reflects the planned investment. An Assisted Purchase agreement is available which would mean paying only 25% of this cost on change, £13,750. Minimum entry costs would be £27,550.

RENT INFORMATION

Annual rent	£10,000 per annum
Weekly rent	£192.31 per week fixed
Notes	£10,000 per annum, £192.00 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	£55,000	Working capital	£5,000
Other costs	£1,150	Total entry cost	£68,800

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	80	518	1,432
2016/17	74	422	1,860
2015/16	154	529	1,933
Volume notes	The Pub has been traded as a TAW for the last 2 years and is not reflective of the forecasted volume post the planned investment.		



“We are looking for an experienced licensee with great hospitality skills, good pub food catering experience and an ability to re-launch this landmark property post investment. You will need to be familiar with a community pub style operation including TV sports viewing and pub entertainment footfall in order to maximise the obvious potential of this pub and well populated location. The rewards for the successful applicant will be significant and commensurate with the effort required to deliver the forecasted revenues.”

Barrie Aspinall, 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.