

## White Hart

Money Row Green, Holyport, Maidenhead, Berkshire, SL6 2ND



### PUB OVERVIEW

The White Hart has two distinct halves. A lovely dark wood panelled lounge/dining bar displaying pictures of Holyport from years gone by, the perfect place for relaxed dining and drinking. The public bar, light and airy with wooden floors, bar billiards, television, occasional live music and gentle background music – something for everyone.

Tucked away in the sleepy Berkshire village of Holyport, the White Hart is a charming English pub oozing with character. The White Hart prides itself in being at the heart of the local community and focuses on offering delicious fresh food, great choice of real ale and a warm friendly welcome to all.

The cold winter nights finds a log fire blazing in both bars, the warm summer days and evening brings to life the front beer garden with its comfortable seating and bowls pitch. For the families the separate enclosed children's play garden is a little haven allowing them all to relax and enjoy the late afternoon sunshine.

**\*\*Please note - minimum entry cost for prospective applicants is £30,000\*\***

### BUSINESS INFORMATION

Entry cost from:

£50,650

Annual rent:

£30,000 per annum

Agreement

Tenancy – Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£25,294

Forecasted Operator Turnover:

£366,116

Average Beer & Cider Discount\*:

No Discount

\* dependent on sales mix

Type of Tie:

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

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## FACILITIES



TRADE BAR



CAR PARK



PLAY AREA



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

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## LOCATION

Ideally located just off of the M4 (Junction 8/9), just half an hour from Heathrow and a short 10 minute drive from Windsor, Maidenhead and LEGOLAND. An affluent area with Polo Crosse stables and large homes, it is a great destination for a get together In the village of Holyport.

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## CURRENT PREMISES LICENCE OPENING HOURS

Sale of alcohol hours: Mon-Thurs: 09:00-00:00 Fri: 09:00-00:30 Sat: 10:00-00:30 Sun: 11:00-23:30

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## About the business

### TRADE SPACE

Two bar operation with a large commercial kitchen capable of a maximum of 20 covers. A large car park for 30 cars, kids play area and front garden seating area.

TRADE SPACE	
Bars	2
Car park spaces	30
Child play areas	1
Dining rooms	1
Food covers	16
Gardens	20
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

Private upstairs accommodation in good repair

PRIVATE SPACE	
Private Rooms	8
Lounge	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

## FINANCIAL INFORMATION

Entry costs approx £50,650.00 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).  
Minimum entry cost - £30,000.00

## RENT INFORMATION

Annual rent	£30,000 per annum
Weekly rent	£576.92 per week fixed
Notes	£30,000 per annum, £576.92 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	£20,000	Working capital	£20,000
Other costs	£3,000	Total entry cost	£50,650

## 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	207	1,770	4,281
2016/17	213	1,924	4,813
2015/16	211	2,275	4,844
Volume notes			



“This site would suit an experienced operator who is community oriented and willing to get involved with locals. An interest and previous experience in food and catering would be advantageous.”

**Michael McArthur**, 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.