

Smiths Arms

1 Towngate, Highburton, Kirkburton, Huddersfield, West Yorkshire, HD8 0QP



PUB OVERVIEW

A well established community pub with the potential to add a quality food offer and increase the cask ale trade.

The Smiths Arms is located at the summit of Far Dene and is the only public house in the village and occupies one of its oldest buildings. Built in 1669 in a Tudor/Jacobean style, it began trading as a public house in 1830. The Smiths Arms is a fantastic local pub in the village of Highburton which has become popular with both tourists and locals looking for a great pint and warm atmosphere. The pub has a working kitchen with potential to expand a traditional food offer.

BUSINESS INFORMATION

Entry cost from:

£18,150

Annual rent:

£22,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£1,240

Forecasted Operator Profit (including machine profit):

£22,483

Forecasted Operator Turnover:

£270,442

Average Beer & Cider Discount*:

Blended £126.00

* 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

The Smiths Arms is located in the village of Highburton at the summit of Far Dene and it is five miles South East of Huddersfield. There is space for more than 15 cars to park. It also boasts a beer garden with views that are second to none overlooking the local countryside.

CURRENT PREMISES LICENCE OPENING HOURS

Monday - Friday - 11:00am - 00:30am Saturday - 11:00am - 01:30am Sunday - 12:00pm - 11:30pm

About the business

TRADE SPACE

This is already a successful site and features a public bar great for a drink in a warm traditional environment. The exterior provides an area for seating with superb views of the surrounding hills and fields. There is another area which is currently set up for dining and drinking. The pub is in great decorative condition and meets all the expectations of a local village pub.

TRADE SPACE	
Bars	1
Car park spaces	15
Dining rooms	1
Food covers	30
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The accommodation is in good condition and comprises 2 bedrooms, a kitchen, living room and bathroom.

PRIVATE SPACE	
Private Rooms	6
Lounge	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1

FINANCIAL INFORMATION

Entry Costs approx £18,150 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, working capital and deposit (25% of head rent, minimum £6,000). *Final F&F value to be confirmed.* *It is estimated at circa £14,000*

RENT INFORMATION

Annual rent	£22,000 per annum
Weekly rent	£423.08 per week fixed
Notes	£22,000 per annum, £423.08 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	£4,500	Working capital	£3,000
Other costs	£3,000	Total entry cost	£18,150

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	229	506	797
2016/17	226	-	19
2015/16	243	1,271	1,497
Volume notes	No minerals, wines and spirits volumes available for 2016/17 as agreement was free of tie for these products. Volumes have seen a steady decline but growth could be addressed with introduction of food and extended trade hours.		



“The Smiths Arms is a successful pub in the village of Highburton. It has been developed by the current operator as a warm traditional pub which caters to the local villagers and passing tourist trade who wish to have a great pint in a comfortable environment. There is scope to expand the business with the introduction of a quality food offer to include Sunday Lunch.”

Mark Regan, Business Development Manager

WHY CHOOSE US?

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