

Dog & Partridge Hotel

Manchester Road, Woolston, Paddington, Warrington, Cheshire, WA1 3TZ



PUB OVERVIEW

Large pub just off main road with a brilliant reputation for food and cask ales. It is a community pub that has a reputation for leading the way in the area for a quality offering with the bonus of showing live sports.

The pub shows all major live sporting events, which are available through the Sky Sports and boasts multiple full SKY HD in both the main Lounge and other areas.

It has benefited from a full refurbishment in 2013, in which now the pub can offer a wide range of high quality home cooked food and refreshing beverages.

BUSINESS INFORMATION

Entry cost from:

£37,650

Annual rent:

£45,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£4,900

Forecasted Operator Profit (including machine profit):

£45,448

Forecasted Operator Turnover:

£685,366

Average Beer & Cider Discount*:

Blended £108.00

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



CAR PARK



PLAY AREA



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

The pub is situated on a main road in a densely populated area with a large car park for customers both old and new.

Formerly a township within the parish of Warrington, and now a parish in its own right, Woolston-with-Martinscroft consists of two settlements: Woolston to the west and Martinscroft to the east, which run along the north bank of the River Mersey and take in Paddington to the south-west.

CURRENT PREMISES LICENCE OPENING HOURS

Monday - Saturday 10:00hrs - 01:30hrs Sunday 11:00hrs - 00:30hrs

About the business

TRADE SPACE

The pub benefits from a large bar and separate lounge, with an outside area to the front and rear of the pub and also a large patio and grassed garden area to the rear and to the side of the pub, with a large exterior seating area. It also has a very large car park to the front and side of the property.

TRADE SPACE	
Bars	2
Car park spaces	50
Child play areas	1
Dining rooms	1
Food covers	50
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation is large and in a reasonable condition, however some rooms are unused.

PRIVATE SPACE	
Private Rooms	9
Lounge	1
Double bedrooms	4
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £37,650 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). *Please note the F+F is still to be valued, however it is estimated at circa £20,000*

RENT INFORMATION

Annual rent	£45,000 per annum
Weekly rent	£865.38 per week fixed
Notes	£45,000 per annum, £865.38 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	£5,000
Other costs	£5,000	Total entry cost	£37,650

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	422	20	8,749
2016/17	416	4	9,219
2015/16	403	6	8,129
Volume notes			



“This pub is a large imposing pub with plenty of history and local interest. It is a traditional pub that offers an extensive range of high quality, home cooked food complimented with a wonderful range of cask beers wines and spirits.”

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.