

Wellington

33 Steyne Road, Seaford, East Sussex, BN25 1HT



PUB OVERVIEW

The Wellington is a beautiful building with huge potential. This is an exciting opportunity for an operator who would like to work with Greene King on a refurbishment scheme.

The layout means that you can have a great bar trade whilst maintaining a busy restaurant with letting rooms as a bonus. The right licensee will need to optimise each trading area driving the business forward. If you are looking for a pub that allows you to have a good wet trade whilst having the potential to present yourself as a great food house with letting rooms, then the Wellington is the ideal for you.

BUSINESS INFORMATION

Entry cost from:

£41,650

Annual rent:

£0

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£0

Forecasted Operator Turnover:

£0

Average Beer & Cider Discount*:

0

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer & All Cider

FACILITIES



TRADE BAR



DINING AREA



FUNCTION ROOM



TRADE KITCHEN



LETING ROOMS

LOCATION

Seaford is a beautiful coastal town in East Sussex, on the South coast of England. Lying east of Newhaven and Brighton and East of Eastbourne, it is the largest town in Lewes district, with a population of about 23,463

CURRENT PREMISES LICENCE OPENING HOURS

Opening Hours: Sun-Weds: 10:00-23:40 Thurs: 10:00-00:30 Fri-Sat: 10:00-02:30

About the business

TRADE SPACE

The Wellington has 3 distinct areas a sports bar, lounge bar and restaurant/ breakfast room (with small bar). The sports,lounge bar and restaurant offer a traditional pub atmosphere with open fires and views out across the sea.

TRADE SPACE	
Bars	3
Dining rooms	1
Food covers	65
Function rooms	1
Trade kitchens	1
Rooms to let	4

PRIVATE ACCOMMODATION

The private accommodation is large and spacious with 3 large bedrooms, a kitchen, living room, bathroom and a roof terrace. There is ample room for a family to live. Alongside this there are several offices and accommodation for the night porter or staff.

PRIVATE SPACE	
Private Rooms	9
Lounge	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	2

FINANCIAL INFORMATION

Entry costs approx £41,650 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 that the Fixtures and Fittings may be available on an assisted purchase. Minimum entry cost - £26,650

RENT INFORMATION

Annual rent	£0 per annum
Weekly rent	£0 per week fixed
Notes	The Annual Rent is to be confirmed. Paid 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	£10,000
Other costs	£4,000	Total entry cost	£41,650

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	320	1	7
2016/17	308	3	-
2015/16	290	8	-
Volume notes			



“Full investment planned. The Wellington is in a prime location looking out over the sea boasting a 3 bar layout on the ground floor and 4 letting rooms. The site has huge potential to grow from an already strong platform with a planned investment this year. A strong operator is needed to take advantage of the already successful real ale following while looking to improve the previous food offering.”

Christopher Gouldson, 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.