

Hay Nook

Yarwell Drive, Maltby, Rotherham, South Yorkshire, S66 8HZ



PUB OVERVIEW

Well established community pub with the potential to expand the current food and cask ale offer.

The Hay Nook is a fantastic community pub situated in the heart of Maltby, surrounded by a high concentration of residential properties. The Hay Nook is extremely popular with the locals, playing a major role in supporting local pool/darts & fishing teams. There is a great opportunity to expand the current food offer and introduce further cask ales to the range.

BUSINESS INFORMATION

Entry cost from:

£34,650

Annual rent:

£39,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£13,118

Forecasted Operator Profit (including machine profit):

£37,071

Forecasted Operator Turnover:

£412,050

Average Beer & Cider Discount*:

Blended £144

* 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

LOCATION

The Hay Nook is located in the village of Maltby South Yorkshire, located in the area known as Little London and a couple of minutes drive to the M18. There is a large open plan car park surrounded by open grassed areas.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday- 05.00- 12.30AM Friday and Saturday- 05.00- 01.30AM

About the business

TRADE SPACE

This is already a successful site comprising of two main trading areas, one predominately drinks led with the second lending itself to a drinking/dining area. There is a large fully functioning kitchen ready to expand the food offer. The exterior consists of a seating area with the potential to expand further into the grounds and includes a designated smoking area. The Hay Nook is in great decorative condition and meets all the expectations of a community led pub.

TRADE SPACE	
Bars	2
Car park spaces	15
Dining rooms	1
Food covers	50
Gardens	1
Trade kitchens	1

PRIVATE ACCOMMODATION

Large well proportioned living area comprising of two double bedrooms, living room, bathroom and a kitchen.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £34,650 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).

RENT INFORMATION

Annual rent	£39,500 per annum
Weekly rent	£759.62 per week fixed
Notes	£39,500 per annum, £759.60 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	£6,000
Other costs	£1,000	Total entry cost	£34,650

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	279	66	5,868
2016/17	328	171	5,880
2015/16	371	70	6,056
Volume notes			



“The Hay Nook is a successful pub situated in Maltby. It has been developed by the current operator catering for the local residential trade as well as numerous teams and clubs. There is scope to expand the business with the introduction of a quality food offer.”

Andy Wearn, Business Development Manager

WHY CHOOSE US?

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