

## Jolly Falstaff

Blackbrook Square, Padgate, Warrington, Cheshire, WA2 0SP



### PUB OVERVIEW

The Jolly Falstaff requires an ambitious and energetic owner/operator to continue to serve the local community.

The Jolly Falstaff is a well-established community local, pulling in customers for its darts and pool as well as to watch live sport on Sky, with both rugby league and premiersip football being big draws. There is plenty going on to keep life interesting, and a lively schedule must continue to be part of this pub's brand. There is a great opportunity to develop a value food offer to help boost trade and draw in the local guests who live in the many houses situated around the pub while continuing the great retail standard.

### BUSINESS INFORMATION

Entry cost from:  
£13,175

Annual rent:  
£11,300 per annum

Agreement  
Tenancy - Foundation (Core)

Forecasted Operator Machine Profit:  
£9,107

Forecasted Operator Profit (including  
machine profit):  
£20,169

Forecasted Operator Turnover:  
£266,192

Average Beer & Cider Discount\*:  
£180.00

*\* 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



DINING AREA



TRADE KITCHEN



TRADE PATIO

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## LOCATION

Located on Blackbrook Avenue in Padgate, a suburb of Warrington, Cheshire.

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## CURRENT PREMISES LICENCE OPENING HOURS

Monday - Wednesday: 09:00hrs - 01:00hrs Thursday - Sunday: 09:00hrs - 02:00hrs

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## About the business

### TRADE SPACE

A traditional two room community pub with decked and covered drinking area and large car park. The front entrance takes you into a large lounge with raised areas and provides around 50 covers. A separate bar with a pool table and a games machines is serviced from a central bar counter.

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	50
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

The flat comprises 3 bedrooms, a bathroom, a kitchen, a lounge and an office.

PRIVATE SPACE	
Private Rooms	8
Lounge	1
Single Bedrooms	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

## FINANCIAL INFORMATION

Entry costs approx £13,175 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of conditions, working capital and deposit (25% of head rent, minimum £6,000). \*Fixtures & Fittings are still to be valued\*

## RENT INFORMATION

Annual rent	£11,300 per annum
Weekly rent	£217.31 per week fixed
Notes	£11,300 per annum, £217.31 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	£350
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£0	Working capital	£3,000
Other costs	£3,000	Total entry cost	£13,175

## 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	148	2,858
2016/17	225	-	1,062
2015/16	234	642	1,680
Volume notes			



“The business offers fantastic scope for future growth and improvement, a real locals pub which has served the local community well over the years.”

**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.