

Fleur De Lis

High Street, Leigh, Tonbridge, Kent, TN11 8RL



PUB OVERVIEW

The Fleur De Lis is a beautiful building with huge potential. This is an exciting opportunity for an operator who would like to work with Greene King.

The layout means that you can have a great bar trade whilst maintaining a busy restaurant. The right licensee will optimise both trading areas 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 destination restaurant venue, then the Fleur De Lis is ideally positioned for you.

BUSINESS INFORMATION

Entry cost from:

£42,650

Annual rent:

£26,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£24,429

Forecasted Operator Turnover:

£358,396

Average Beer & Cider Discount*:

Blended £36.00

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



DINING AREA



TRADE KITCHEN



TRADE PATIO

LOCATION

Situated in Kent - the Garden of England - Leigh is less than 10 minutes West of Tonbridge and around six miles South of Sevenoaks giving you great transport links, shopping and access to good schools if needed. Leigh has its own railway station and is served by the Redhill to Tonbridge Line.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday - 07:30 - 00:30 Friday & Saturday 07:30 - 01:30

About the business

TRADE SPACE

The pub has 2 distinct areas, a restaurant area with up to 40 covers and a bar area where you can play darts or sit by the fire and relax. The restaurant has a relaxing environment and with your stamp can offer an experience to remember. There is a small patio area at the back of the pub that with some TLC can provide additional seating, extending the dining potential further.

TRADE SPACE	
Bars	1
Dining rooms	1
Food covers	40
Trade kitchens	1
Patio areas	2

PRIVATE ACCOMMODATION

The private accommodation is large and spacious with 5 bedrooms, a kitchen and a large living room. There is ample room for a family to live.

PRIVATE SPACE	
Private Rooms	8
Lounge	1
Double bedrooms	4
Private Kitchen	1
Bathrooms	1

FINANCIAL INFORMATION

Entry costs approx £42,650.00 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	£26,500 per annum
Weekly rent	£509.62 per week fixed
Notes	£26,500 per annum, £509.62 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	£5,000	Total entry cost	£42,650

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	114	2,256	4,120
2016/17	124	2,536	4,365
2015/16	127	2,558	4,931
Volume notes			



“The Fleur de Lis is a lovely village pub which offers great potential. I am looking for an experienced, passionate operator who is able to work with a Greene King to maximise this business to its full potential.”

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.