

Peacock Inn

23 Wragby Road, Lincoln, Lincolnshire, LN2 5SH



PUB OVERVIEW

Excellent opportunity to take over a well-established business, The Peacock Inn has an established consumer base with an opportunity to grow sales. The site currently offers many reasons to visit, including grabbing a drink or something to eat in the newly created beer garden and patio.

Sitting right in the heart of the historic city of Lincoln, The Peacock Inn can attract a wide range of clientele. There is currently a diverse food offer with something for everyone including a great student based deal menu. A range of cask ales available on a rotational basis and a selection of fine wines make the Peacock Inn the perfect place for drinks. There is also a strong following for sports coverage and even the offering to partake in some more traditional pub games, ranging from dominoes to cribbage.

BUSINESS INFORMATION

Entry cost from:

£24,650

Annual rent:

£41,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£4,000

Forecasted Operator Profit (including machine profit):

£86,356

Forecasted Operator Turnover:

£460,508

Average Beer & Cider Discount*:

72

* dependent on sales mix

Type of Tie:

Full tie: All products

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

The Peacock Inn benefits from a prominent position at the hub of the city of Lincoln, close to the historic Cathedral area.

Lincoln is a cathedral city and county town of Lincolnshire. There are over 97,00 people within a 3 mile radius of the site. The city is also home to the University of Lincoln and Bishop Grosseteste University, contributing a strong student population to potential business.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Thursday 05:00hrs to 01:30hrs Friday & Saturday 05:00hrs to 02:30hrs Sunday 05:00hrs to 00:30hrs

About the business

TRADE SPACE

A 2 room operation that clearly defines areas for drinking and dining and an attractive external drinking area. The site has parking for 8 cars.

TRADE SPACE	
Bars	1
Car park spaces	20
Dining rooms	2
Food covers	50
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation has 3 bedrooms and is in good condition.

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

FINANCIAL INFORMATION

Entry costs approx £24,650 which includes 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). **Fixtures and fittings are yet to be valued**

RENT INFORMATION

Annual rent	£41,500 per annum
Weekly rent	£798.08 per week fixed
Notes	£41,500.00 per annum, £798.08 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	£0	Working capital	£15,000
Other costs	£2,000	Total entry cost	£24,650

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	206	2,407	5,876
2016/17	190	2,287	5,970
2015/16	163	2,339	4,918
Volume notes			



“The Peacock Inn enjoys a much envied position as one of the most established licensed premises in the historic city of Lincoln and will be much sought after. Found in the Bailgate area of Lincoln, The Bailgate is one of the most historic parts of Lincoln's Cathedral Quarter, where you will find independent boutiques, shops and places to eat. The Peacock Inn attracts a mixture of residents, students and tourists visiting the area. The site offers a great cask ale range, an extensive wine offer and enjoys a established well renowned reputation for food. Recently Greene King invested in an external covered dining area and an al fresco courtyard area, which is used for eating, drinking and big cultural occasions.”

Sarah Adams, 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.