

## Queens Head

13 High Street, Nutfield, Redhill, Surrey, RH1 4HH



### PUB OVERVIEW

Move in - understand your customers - then help us develop the perfect business

This beautiful Grade 2 listed pub dates back to 1505 and has recently re-established itself as part of the local social scene. Now it's ready to be transformed into a high performing retail space and we're looking for an experienced operator to help the business reach its full potential. A recent development has involved increasing the number of dining covers to drive more sales from affluent residents and to provide a better environment so that the Queen's Head becomes the 'must visit' premium destination in the area.

### BUSINESS INFORMATION

Entry cost from:  
£45,650

Annual rent:  
£30,000 per annum

Agreement  
Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:  
£0

Forecasted Operator Profit (including  
machine profit):  
£29,300

Forecasted Operator Turnover:  
£367,071

Average Beer & Cider Discount\*:  
Blended £72  
*\* dependent on sales mix*

Type of Tie:  
Partial tie: Tied All Beer, All Cider & Minerals

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## FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The pub is on the A25 Nutfield High Street in a prominent location, with easy access to its car park. Your potential customers are mostly 30-59 years old and have 20% higher than the national average proportion of managerial and professional workers. Home ownership is also significantly above the rest of the country and people achieve a higher level of education. This all adds up to a well-off group of residents with high disposable incomes – exactly the kind of people who would be seeking out a great quality, premium pub at the heart of their village.

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## CURRENT PREMISES LICENCE OPENING HOURS

Monday - Thursday - 10.00am - 01.00am Friday - Saturday - 10.00am - 01.30am Sunday - 10.00am - 23.30pm

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## About the business

### TRADE SPACE

The pub is traditional in style and sympathetic to its listed status. There is currently capacity for 78 diners and an outside space that can increase turnover in the summer months. Following the refurbishment the interior has a more contemporary take on a heritage pub – using stylish period furniture and clean, simple lines offset by a ‘Farrow & Ball’ style colour palette. We have created a drive-to destination business that really appeals to people in your catchment area.

TRADE SPACE	
Bars	1
Car park spaces	15
Dining rooms	1
Food covers	56
Gardens	1
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

The newly refurbished private accommodation is fairly large and includes 4 bedrooms along with a new fitted kitchen and bathroom. This would be great for dual operators sharing or a ready-made space for someone with a family who would like to take advantage of excellent local schools.

## PRIVATE SPACE

Private Rooms	8
Lounge	1
Single Bedrooms	1
Double bedrooms	3
Bathrooms	1
Toilets	1
Office	1

## FINANCIAL INFORMATION

Entry costs approx £45,650 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).

## RENT INFORMATION

Annual rent	£30,000 per annum
Weekly rent	£576.92 per week fixed
Notes	£30,000 per annum, £576.92 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	£25,000	Working capital	£8,000
Other costs	£5,000	Total entry cost	£45,650

## 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	78	-	1,644
2016/17	51	-	2,157
2015/16	74	2	1,875
Volume notes			



“Fantastic opportunity in Nutfield for an experienced operator to run this established business. It is essential applicants have extensive kitchen experience and are capable of producing home cooked food. They must be prepared to be part of the local community and the driving force in promoting local events. Work with us and you can shape the future of this business to provide exactly the right offer that customers are looking for.”

**Graeme Marley**, 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.