

Cat & Fiddle

20 Cheapside, Halifax, West Yorkshire, HX1 1TQ



PUB OVERVIEW

The Cat & Fiddle offers a great opportunity for someone looking to operate a town centre business on a busy pub circuit. There is also an opportunity to introduce a good food offer to capture lunchtime and early evening trade.

The pub is a large one bar operation on split levels with two bar serving areas. There is a secluded patio area to the rear of the pub that is well utilised during the summer months. There are a number of TV's and big screens located around the pub that show all sporting events throughout the year. Entertainment is also a key driver, especially at weekends with DJ's and karaoke helping to attract customers. The kitchen located to the back of the bar is capable of delivering a good food offer for lunchtime and evening trade. There is also an investment opportunity for the right operator to help take this business forward.

BUSINESS INFORMATION

Entry cost from:

£18,725

Annual rent:

£16,500 per annum

Agreement

Tenancy - Foundation (Core)

Forecasted Operator Machine Profit:

£7,200

Forecasted Operator Profit (including machine profit):

£22,599

Forecasted Operator Turnover:

£355,358

Average Beer & Cider Discount*:

£180 blended discount per barrel

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

FACILITIES



TRADE BAR



TRADE KITCHEN



TRADE PATIO

LOCATION

Halifax is located in the south-eastern corner of the South Pennines. It is situated about 4 miles from the M62 motorway, close to Bradford and Huddersfield. It has a population of 82,500. The pub is located in the heart of the town centre amongst a bustling circuit of pubs, bars and restaurants. The town is best known for its link to the Halifax building society which is now part of the Lloyds Banking Group.

CURRENT PREMISES LICENCE OPENING HOURS

Mon-Thurs: 09:00am-02:00am Fri-Sat: 09:00am-03:00am Sun: 09:00am-01:00am

About the business

TRADE SPACE

The bar area is split over two levels with two bar service areas. The rear of the pub has a glass ceiling that leads onto a paved patio area. There is a pool table located in the lower trading area. There are gents and ladies toilets located to the front of the pub and a trade kitchen to the rear of the bar area.

TRADE SPACE	
Bars	1
Food covers	20
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation is split over two floors with the bedrooms being located on the top floor.

PRIVATE SPACE	
Private Rooms	10
Lounge	1
Single Bedrooms	2
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £18,725 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	£16,500 per annum
Weekly rent	£317.31 per week fixed
Notes	£16,500.00 per annum, £317.30 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£750	Legal	£825
Deposit	£2,000	Stocktaking fees	£150
Fixtures & fittings	£8,000	Working capital	£4,000
Other costs	£3,000	Total entry cost	£18,725

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)
2018/19	325	-	7,046
2017/18	331	-	7,377
2016/17	415	1	8,786
Volume notes			



“Located in the centre of Halifax town centre the Cat & Fiddle offers a great opportunity for someone to build this business utilising entertainment and sporting occasions as the core drivers of the business. There is also an opportunity to develop and grow a basic food offer.”

Wendy Lambert, 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.