

Travellers Rest

Brookhouse, Laughton, Sheffield, South Yorkshire, S25 1YA



PUB OVERVIEW

A Village Pub, with massive potential

The Travellers Rest is a Village Pub, which currently has a strong wet trade and is well used by the local population. The Pub is currently split into two areas and as you enter you can chose the bar or dining room. The site also has around eighty food covers, a function room and a car park offering forty spaces and this is where we see the potential for improvement. With the right food offer, we can see this Pub becoming a real destination for diners from the wider area, whilst continuing to maintain the excellent wet led local trade.

BUSINESS INFORMATION

Entry cost from:

£38,650

Annual rent:

£35,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£3,000

Forecasted Operator Profit (including machine profit):

£35,061

Forecasted Operator Turnover:

£372,388

Average Beer & Cider Discount*:

Blended £72.00

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



TRADE KITCHEN



TRADE PATIO

LOCATION

Brookhouse is a small village located just North of Laughton en le Morthen, approximately 13.5 miles east of Sheffield and approximately 7.5 miles south east of Rotherham. Property in the Village is largely private owned, with families predominantly residing in the Village.

CURRENT PREMISES LICENCE OPENING HOURS

Sale of Alcohol Times: Mon- Sun: 10:00-01:00

About the business

TRADE SPACE

As you enter the Travellers Rest you can choose to enter the lounge or the dining room. Both are serviced by one central bar. There is a large car park and an external patio area.

TRADE SPACE	
Bars	1
Car park spaces	40
Dining rooms	1
Food covers	80
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private quarters is attached to the Travellers Rest and is a spacious family home.

PRIVATE SPACE	
Private Rooms	6
Lounge	1
Single Bedrooms	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1

FINANCIAL INFORMATION

Entry costs approx £38,650 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	£35,000 per annum
Weekly rent	£673.08 per week fixed
Notes	£35,000 per annum, £673.08 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	£10,000	Stocktaking fees	£150
Fixtures & fittings	£15,000	Working capital	£10,000
Other costs	£2,000	Total entry cost	£38,650

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	253	1	3,179
2016/17	210	171	1,046
2015/16	179	500	592
Volume notes			

“I am seeking a great operator to take this Pub and expand upon the current offer. The Travellers Rest offers various income streams, with an excellent wet trade, a food offer which can be improved upon and a function room for various events. Externally the car park has 40 spaces which means you could be an excellent destination for diners and function goes from the wider area. If you have the vision to take this Pub to where it should be, get in touch with us!”

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.