The Dukes head is a fantastic community pub, located in the popular village of Sunninghill.

This pub has the potential to be the heart of the community, within a close walking distance from the town centre and train station. A well-equipped main bar is surrounded on two sides by comfortable seating and hosts approximately thirty-five food covers. Externally there is a large car park and a garden with a pleasant patio area perfect for those summer months. The Dukes Head has real charm and character and is waiting for the right person to utilise these assets and become a quality local establishment.

**BUSINESS INFORMATION**

- **Entry cost from:** £53,900
- **Annual rent:** £41,000 per annum
- **Agreement**
  - **Tenancy – Standard Tenancy**
- **Forecasted Operator Machine Profit:** £0
- **Forecasted Operator Profit (including machine profit):** £37,322
- **Forecasted Operator Turnover:** £472,337
- **Average Beer & Cider Discount:** £0.00
  - *dependent on sales mix*
- **Type of Tie:** Partial tie: Tied All Beer & All Cider
FACILITIES

TRADE BAR  CAR PARK  DINING AREA  PUB GARDEN
TRADE KITCHEN  TRADE PATIO

LOCATION

Sunninghill is a village in the civil parish of Sunninghill and Ascot in the Royal Borough of Windsor and Maidenhead. The village is known as a very affluent area and is approximately two and a half miles away from the world-renowned racecourse in Royal Ascot. Nearby are the larger towns of Windsor and Bracknell.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday-Thursday: 10:00hrs-23:30hrs Friday-Saturday: 10:00hrs-00:00hrs

About the business

TRADE SPACE

A well equipped pub with one main bar, surrounded on two sides by comfortable seating that can be used for both eating and drinking. A fully fitted kitchen, as well as a recently redecorated interior. The outside area, which includes a patio and garden, it also has a large car park.

<table>
<thead>
<tr>
<th>TRADE SPACE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bars</td>
<td>1</td>
</tr>
<tr>
<td>Car park spaces</td>
<td>30</td>
</tr>
<tr>
<td>Dining rooms</td>
<td>1</td>
</tr>
<tr>
<td>Food covers</td>
<td>35</td>
</tr>
<tr>
<td>Gardens</td>
<td>1</td>
</tr>
<tr>
<td>Trade kitchens</td>
<td>1</td>
</tr>
<tr>
<td>Patio areas</td>
<td>1</td>
</tr>
</tbody>
</table>
PRIVATE ACCOMMODATION
Compact accommodation of two bedrooms, living room and bathroom.

PRIVATE SPACE

| Private Rooms | 5 |
| Lounge | 1 |
| Double bedrooms | 2 |
| Bathrooms | 1 |
| Toilets | 1 |

FINANCIAL INFORMATION
Entry costs approx. £53,900 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). *For the right operator the above costs may be able to be flexible to suit your capital requirements*

RENT INFORMATION

| Annual rent | £41,000 per annum |
| Weekly rent | £788.46 per week fixed |
| Notes | £41,000 per annum, £788.46 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 £10,250  Stocktaking fees £150
Fixtures & fittings £32,000  Working capital £5,000
Other costs £5,000  Total entry cost £53,900

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

<table>
<thead>
<tr>
<th>YEAR</th>
<th>BEER (BRLS)</th>
<th>WINE &amp; SPIRITS (LTRS)</th>
<th>MINERALS (LTRS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018/19</td>
<td>115</td>
<td>-</td>
<td>537</td>
</tr>
<tr>
<td>2017/18</td>
<td>87</td>
<td>-</td>
<td>284</td>
</tr>
<tr>
<td>2016/17</td>
<td>78</td>
<td>9</td>
<td>1,784</td>
</tr>
<tr>
<td>Volume notes</td>
<td>Please note this site is currently free of tie for wines, spirits and minerals</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
"I am seeking an enthusiastic operator who has the ambition and desire to lead this great pub into the future. Internally and externally, the pub is decorated and maintained to a high standard. It is a true ‘turnkey’ operation. For further information please do not hesitate to contact our recruitment team."

Andrew Milne, 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.