

## Dukes Head

2 Upper Village Road, Sunninghill, Ascot, Berkshire, SL5 7AG



### PUB OVERVIEW

The Dukes Head is a rare jewel in Sunninghill, positioned within the community yet only 1 mile from Ascot racecourse. This single room pub is set up ready for a new operator who is passionate about quality, service and community values and are ready to make more of this great opportunity.

This is a community pub with great potential to be positioned as a quality local, by offering a fantastic food offer, first class customer service with operators who have a desire to be part of the community. The pub has some real character, a cracking garden waiting to be exploited and a large car park.

### 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

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## FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The Dukes Head commands a strategic position in the residential part of Sunninghill within walking distance to the town centre and train station. This is a very affluent area and a 'stones throw' away from the racecourse in Royal Ascot. Nearby to the larger towns of Windsor and Bracknell.

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## CURRENT PREMISES LICENCE OPENING HOURS

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

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## About the business

### TRADE SPACE

A well equipped pub with 1 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, has potential for so much more, especially in the hot summer we're experiencing this year! The pub also has a large car park.

TRADE SPACE	
Bars	1
Car park spaces	30
Dining rooms	1
Food covers	35
Gardens	1
Trade kitchens	1
Patio areas	1

## 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

YEAR	BEER (BRLS)	WINE & SPIRITS (LTRS)	MINERALS (LTRS)
2017/18	87	-	284
2016/17	78	9	1,784
2015/16	145	9	3,240
Volume notes	Please note this site is currently free of tie for wines, spirits and minerals		



“Following recent investment, the Dukes Head is perfectly placed for new operators to exploit this rare opportunity. You will need drive, passion for great customer service and the desire to be part of the local community.”

**Mark Horton,** 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.