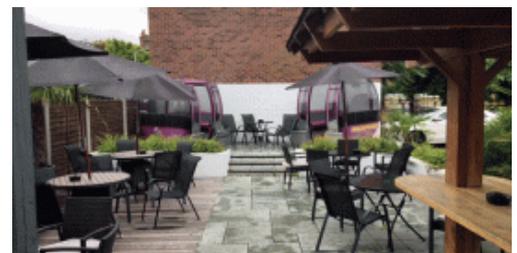


Three Cups

45 Newnham Street, Bedford, Bedfordshire, MK40 3JR



PUB OVERVIEW

The Three Cups in Bedford town centre is a pub serious about quality beer. This is a pub that comes with its own micro-brewery and a local brewer who can take care of the hard work making the beer for you. The ideal operator will have a real passion for beer and hospitality; this is a great site and needs a hands on operator to drive it forward. There is an opportunity to increase sales by introducing a food offer.

The Three Cups is situated on the outside of Bedford town centre but within easy walking distance of all the major amenities. Being so close to the centre of the town allows the site to be a real chameleon and trade at all key times of the day and week. It will be important that the new operators maximises the potential of this site and introduces a food offer. The site has gained a great reputation from beer lovers near and far, anyone considering this great opportunity will need to have a real passion for top quality beer.

BUSINESS INFORMATION

Entry cost from:

£22,650

Annual rent:

£39,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£37,665

Forecasted Operator Turnover:

£368,893

Average Beer & Cider Discount*:

£36

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



CAR PARK



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

Bedford is the county town of Bedfordshire with a population in excess of 100,000. Founded along the banks of the great river Ouse it still enjoys riverside events in the summer. There is a lot of development in the town centre, including the recent riverside complex as well additional houses being built within the local area. Bedford has excellent commuter links into London. The Three Cups enjoys a great location as it is within walking distance of the town centre but also close to residential streets.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Saturday - 11:00hrs to 00:00hrs Sunday - 12:00hrs to 23:00hrs

About the business

TRADE SPACE

A single bar servery with a mix of soft furnishings and fixed seating make this a really comfy town centre beer house. There is a back room attached to the main bar area with a snug seating area within.

TRADE SPACE	
Bars	1
Car park spaces	12
Food covers	42
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation is in fair condition

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

FINANCIAL INFORMATION

Minimum Entry costs approx £22,650 which includes deposit towards 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). Fixtures and Fittings have yet to be valued by an independent broker but have been estimated at circa £20,000. £5,000 represents a 25% deposit if brought on an assisted purchase agreement, alternatively they can be brought outright. Fixtures and fittings does not include the brewing equipment - if you wish to purchase this then it will need to be discussed with the current operator on a separate basis. Other Costs are estimated and include stock on hand on change day. Aldo include small catering, glassware, etc.

RENT INFORMATION

Annual rent	£39,000 per annum
Weekly rent	£750.00 per week fixed
Notes	£39,000 per annum, £750.00 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	£5,000	Working capital	£5,000
Other costs	£5,000	Total entry cost	£22,650

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)
2018/19	190	1,161	4,200
2017/18	200	1,357	4,841
2016/17	218	1,805	5,163
Volume notes	The site enjoys some free of tie cask products so you will need to estimate this volume.		



"This is a pub serious about beer - so serious it brews its own on site with its own Micro Brewery. The Three Cups is situated close to the town centre of Bedford and is well known for its beer and comfy surroundings. It enjoys a good size car park and a garden area. This is a fantastic opportunity for a hands on operator to really push a great business forward."

Phil Venables, 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.