



Swan

Station Road, Felsted, Dunmow, Essex, CM6 3DG



PUB OVERVIEW

An Imposing Exterior and a Delightfully Clean and Refreshing Atmosphere

This Traditional pub is looking for a new operator with a passion for good food and pub classics. Embedded in the heart of the community in the village of Felsted, ideally located in the Heart of East Anglia. This is an exciting opportunity for an enthusiastic operator to take full advantage of the three large letting rooms each individually furnished and decorated in a homely manor.

The main trading area consists of a large separate dining area perfect for functions and fine dining. The bar area offers comfortable seating and relaxed drinking and dining space with a brick built fire place. The décor and fixtures and fittings are in excellent condition making this pub a delight to visit.



BUSINESS INFORMATION

Entry cost from:
£25,725

Annual rent:
£55,000 per annum

Agreement
Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:
£0

Forecasted Operator Profit (including
machine profit):
£55,835

Forecasted Operator Turnover:
£532,459

Average Beer & Cider Discount*:
Blended £72
** dependent on sales mix*

Type of Tie:
Partial tie: Tied All Beer & All Cider

FACILITIES

<input checked="" type="checkbox"/>	TRADE BAR	<input checked="" type="checkbox"/>	CAR PARK	<input checked="" type="checkbox"/>	DINING AREA	<input checked="" type="checkbox"/>	FUNCTION ROOM
<input checked="" type="checkbox"/>	PUB GARDEN	<input checked="" type="checkbox"/>	TRADE KITCHEN	<input checked="" type="checkbox"/>	LETTING ROOMS	<input checked="" type="checkbox"/>	TRADE PATIO

LOCATION

Felsted is a village in Essex, situated in the middle of the triangle of the Essex towns of Great Dunmow and Braintree to the north and Chelmsford to the south. First mentioned in the Domesday Book as a manor. William the Conqueror gave it to the bishop of Bayeux, allegedly, as a source of income!

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Saturday - 08:00am - 01:00am Sunday - 08:00am - 12:30am

About the business

TRADE SPACE

A traditional English pub with separate bar and dining areas, garden area, and letting rooms each designed and furnished to a high standard. Perfect for a individual, couple and family get away.

TRADE SPACE	
Bars	1
Car park spaces	3
Dining rooms	1
Food covers	80
Function rooms	1
Gardens	1
Trade kitchens	1
Rooms to let	3
Patio areas	1

PRIVATE ACCOMMODATION

Private accommodation is a good standard.

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

FINANCIAL INFORMATION

Entry costs approx £25,725 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). Please note fixtures and fittings are advertised at 25% of the full cost, which is £30,000.

RENT INFORMATION

Annual rent	£55,000 per annum
Weekly rent	£1,057.69 per week fixed
Notes	£55,000 per annum, £1057.70 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£450	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£7,500	Working capital	£5,000
Other costs	£5,800	Total entry cost	£25,725

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)
2017/18	170	207	1,348
2016/17	151	218	1,265
2015/16	162	273	2,823
Volume notes			



“Traditional pub, restaurant, garden area, and letting rooms make this an exciting opportunity for an enthusiastic operator. The successful candidate will have passion to deliver high standard food and service, whilst looking to embed themselves in the heart of this community and surrounding areas.”

Sarah Barron, 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.