

White Hart

367 Worting Road, Basingstoke, Hampshire, RG22 5EQ



PUB OVERVIEW

The White Hart is a quirky, charming Pub with plenty to offer

Greene King are offering a fantastic opportunity to take hold of this Pub and develop it further into a great live sport venue. The site is a single bar operation with large screen TV's, so its an ideal venue for customers to watch Football, Rugby or Cricket and create a great atmosphere. There is also a mezzanine area with forty food covers which offer excellent potential to improve upon the current mixture of Thai and traditional dishes. Externally, there is a secluded patio area which is popular during the warmer weather. The White Hart is located close to large residential areas, so there should be plenty of locals to capture the imagination of and temp into the Pub. We would potentially invest in this site, with the right operator.

BUSINESS INFORMATION

Entry cost from:

£33,625

Annual rent:

£27,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£23,594

Forecasted Operator Profit (including machine profit):

£38,702

Forecasted Operator Turnover:

£396,571

Average Beer & Cider Discount*:

£72 blended

* 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

Basingstoke is the largest town in the county of Hampshire. It is situated in south central part of England and lies across a valley at the source of the River Loddon. It is located 30 miles northeast of Southampton and 48 miles southwest of London. According to the 2016 population estimate the town had a population of 113,776. The M3 is located only a few miles from the pub offering easy access to London and the south coast. There are also excellent rail network connections from the town centre.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Wednesday - 09:00hrs - 01:00hrs Thursday to Saturday - 09:00hrs - 08:00hrs

About the business

TRADE SPACE

One bar trading area, with mezzanine dining area. Externally there is a secluded patio area and a car park offering fifteen spaces

TRADE SPACE	
Bars	1
Car park spaces	15
Dining rooms	1
Food covers	40
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The living accommodation is in reasonably good condition.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Single Bedrooms	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £33,625 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). A minimum of £20,000 capital would be sufficient with the right operator. The balance of the fixtures and fittings would be put on an assisted purchase scheme.

RENT INFORMATION

Annual rent	£27,000 per annum
Weekly rent	£519.23 per week fixed
Notes	The annual rent shown takes into consideration a machines supply concession. The annual rent will be £39,000.00 if you prefer not to have Greene King supply machines to you. The rent is subject to annual RPI increase, which is capped. Payment terms are weekly by direct debit.

Brokers	£650	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£18,000	Working capital	£4,000
Other costs	£4,000	Total entry cost	£33,625

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	269	1	7,390
2016/17	265	-	6,970
2015/16	254	1	6,791
Volume notes			



“I am seeking a quality operator to develop this business, so it is the first choice for customers, looking to watch live sport. With numerous large screen TV’s around this single bar operation, I would expect sport to be the hook to tempt customers into the White Hart again and again, which would then enable you to grow the food offer. If you have a passion for live sport and quality, friendly service, then we want to hear from you”

Phil Arnold, Operations 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.