

## White Horse

118 High Street, Barton, Cambridge, Cambridgeshire, CB23 7BG



### PUB OVERVIEW

An established business, with investment planned. We require a new operator to take the White Horse Inn to the next level

We are investing in building three new en suite letting rooms in a new build block in the car park, taking the total letting rooms to five.

The pub is situated in the prosperous village of Barton on the outskirts of Cambridge. The site benefits from a prominent road side position on the busy Cambridge to Bedford road and is easily visible from the road in both directions. The pub is popular with local business people and residents and also with walkers. Local attractions include Wimpole Hall and Farm Centre and Cambridge Science and Business Parks which ensures the letting rooms to the side of the pub are in demand throughout the year.

### BUSINESS INFORMATION

Entry cost from:

£45,650

Annual rent:

£43,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£75,830

Forecasted Operator Turnover:

£583,588

Average Beer & Cider Discount\*:

0

\* dependent on sales mix

Type of Tie:

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

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## FACILITIES



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## LOCATION

Barton is a desirable village in rural Cambridgeshire, two miles from the city centre and just off J12 of the M11, which offers access London and Stansted Airport.

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## CURRENT PREMISES LICENCE OPENING HOURS

Sunday 12:00pm - 00:00am Mon to Sat 08:00am - 00:00am

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## About the business

### TRADE SPACE

There are two distinct trading areas, a snug bar area and a restaurant with a conservatory, each with its own server. There are also two double en-suite letting rooms to the side, a patio at the front of the pub, a large grassed garden area and a large car park.

TRADE SPACE	
Bars	2
Car park spaces	20
Dining rooms	1
Food covers	70
Gardens	2
Trade kitchens	1
Rooms to let	2
Patio areas	1

## PRIVATE ACCOMMODATION

All in good condition. There are three double bedrooms (1 en suite), a bathroom with toilet and a large living room.

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Double bedrooms	3
Bathrooms	1
Toilets	1
Office	1

## FINANCIAL INFORMATION

Entry costs approx. £45,650 which includes stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of conditions, working capital and deposit (25% of head rent, minimum £6,000). Please note the fixtures and fittings are valued at £30,000, however assisted purchase is available.

## RENT INFORMATION

Annual rent	£43,000 per annum
Weekly rent	£826.92 per week fixed
Notes	£43,000 per annum, £826.92 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	£30,000	Working capital	£4,000
Other costs	£4,000	Total entry cost	£45,650

## 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)
2017/18	54	835	2,552
2016/17	83	1,674	6,152
2015/16	87	1,708	6,279
Volume notes			



“We are investing in the White Horse Inn and looking for a quality operator to take full advantage of the new en suite letting rooms. This quality establishment, is in excellent condition and benefits from regular use from local residents and business people, as well as walkers. I am very excited to find a operator for this site and we look forward to hearing from you if you have the necessary skills to build on the existing business.”

**Christopher Cocker**, 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.