



# Emmbrook Inn

Emmbrook Road, Wokingham, Berkshire, RG41 1HG



## PUB OVERVIEW

An excellent opportunity on the outskirts of Wokingham for an experienced operator to take over this established community pub and create a unique accommodation offering with 12 en-suite letting rooms.

The Emmbrook Inn is a fantastic opportunity for an experienced person to develop this robust business taking it to the next level. Being part of the community is a must, with experience in promoting local events. It is essential that any potential operator has experience in running a local community site where sports are a large part of the offering. In addition there is a unique opportunity to develop the 12 letting rooms and create the best



## BUSINESS INFORMATION

Entry cost from:  
£56,950

Annual rent:  
£57,500 per annum

Agreement  
Tenancy - Foundation (Core)

Forecasted Operator Machine Profit:  
£1,500

Forecasted Operator Profit (including  
machine profit):  
£49,512

Forecasted Operator Turnover:  
£446,273

Average Beer & Cider Discount\*:  
0

*\* dependent on sales mix*

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

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## FACILITIES

- TRADE BAR       CAR PARK       PUB GARDEN       TRADE KITCHEN
- LETTING ROOMS       TRADE PATIO
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## LOCATION

The Emmbrook Inn is situated on the edge of Wokingham. Wokingham is a historic market town in Berkshire, 39 miles (63 km) west of London, 7 miles (11 km) southeast of Reading, 8 miles (13 km) north of Camberley and 4 miles (6 km) west of Bracknell. Easy access to the M4 & M3.

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## CURRENT PREMISES LICENCE OPENING HOURS

Mon-Thu - 07:00-01:30 Fri-Sat - 07:00-02:30 Sun - 08:00-12:30

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## About the business

### TRADE SPACE

The site has a good sports offering with Sky TV and BT sports. A one bar site with an excellently positioned patio to the front of the site. To the rear you have a well equipped trade kitchen and a ground floor cellar with easy access. The car park is to the rear of the plot and has parking for 20 cars. Situated in a separate block, there are 12 en-suite letting rooms with tremendous potential.

TRADE SPACE	
Bars	1
Car park spaces	20
Food covers	20
Gardens	1
Trade kitchens	1
Rooms to let	12
Patio areas	1

## PRIVATE ACCOMMODATION

The accommodation comprises of 2 double rooms, 1 large lounge, 1 office and 1 x bathroom with bath tub, seperate shower & toilet.

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

## FINANCIAL INFORMATION

Entry costs approx £57,450 which includes Fixture & Fittings, stock glassware , crockery , cutlery fuel and cleaning materials, legal, brokers and stocktaking fees.Training fees, schedule of condition, working capital and a deposite (25% of head rent, Min £6,000)

## RENT INFORMATION

Annual rent	£57,500 per annum
Weekly rent	£1,105.77 per week fixed
Notes	£57,500 per annum. £1105 per week fixed and subject to RPI adjustment which is capped. Paid weekly by direct debit.

Brokers	£450	Legal	£350
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£25,000	Working capital	£20,000
Other costs	£5,000	Total entry cost	£56,950

## 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	155	1	1,193
2016/17	152	-	1,148
2015/16	160	4	1,364
Volume notes	Please note that this site is currently free of tie for wines and spirits.		



“The Emmbrook Inn is a fantastic opportunity for an experienced operator who is used to running local community sites, with a home produced food offer. This site has the added bonus of 12 en-suite letting rooms in a seperate block. The operator must be prepared to be part of the local community and a driving force in promoting local events. Excellent opportunity to develop the letting accommodation.”

**Graeme Marley**, 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.