



# Eldon

190 Woodhouse Lane, Leeds, West Yorkshire, LS2 9DX



## PUB OVERVIEW

A thriving established business, which we are INVESTING in!

The Eldon is located on the outskirts of Leeds City centre and is next to several University buildings and student accommodation. We have an investment planned to refurbish this Pub and would like the new operator to be involved.

The Pub greatly benefits from a strong local trade as well as students. There is already a great food offer in place and the Eldon is known as a great venue for watching Sky & BT sports on TV. The site is a single room operation and has approximately forty five food covers. The local population is predominately made up of 18-24 year olds (within 0.3 mile radius) so appealing to young people and perhaps offering student deals will be vital. The site also benefits from plenty of passers by, so there is the potential to be busy all day and into the evening



## BUSINESS INFORMATION

Entry cost from:

£39,675

Annual rent:

£36,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£5,000

Forecasted Operator Profit (including machine profit):

£37,257

Forecasted Operator Turnover:

£383,040

Average Beer & Cider Discount\*:

Blended £144.00

*\* dependent on sales mix*

Type of Tie:

Partial tie: Tied All Beer, All Cider & Minerals

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## FACILITIES



TRADE BAR



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The pub is located on the outskirts of Leeds city centre next to several University buildings and student accommodation. Located on a main street into Leeds city centre there is plenty of footfall. The pub also sits within the famous Otley run route, popular with students in the city.

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## CURRENT PREMISES LICENCE OPENING HOURS

Every Day - 10:00-02:30

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## About the business

### TRADE SPACE

This is an easy to run single bar operation with a planned refurbishment once we have recruited our new operator. There is a small patio/smoking area to the rear of the pub.

TRADE SPACE	
Bars	1
Food covers	45
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

A spacious 3 bedroom flat which will also be updated during the refurbishment.

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

## FINANCIAL INFORMATION

Entry costs approx £39,675 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). Minimum investment required is £25,000. Fixtures and fittings may be available on assisted purchase for the right operator.

## RENT INFORMATION

Annual rent	£36,500 per annum
Weekly rent	£701.92 per week fixed
Notes	£36,500 per annum, £701.92 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	£850
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£20,000	Working capital	£10,000
Other costs	£2,000	Total entry cost	£39,675

## 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	-	-	-
2016/17	-	-	-
2015/16	-	-	-
Volume notes	Volumes not available as site was a Greene King managed house		

"I am looking for an excellent operator to work with and inspire the re generation of the Eldon. We have an investment approved and I am looking to work with somebody who can implement this and take this thriving business to the next level. If that sounds like you, I urge you to contact us"

**Wendy Lambert,** 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.