

## Rose & Crown

High Street, Barlborough, Chesterfield, Derbyshire, S43 4ET



### PUB OVERVIEW

Here's your chance to run an established food business that attracts people from all over Derbyshire

The Rose & Crown is a much loved food site tucked away in the leafy village of Barlborough, Derbyshire. Over the last few years its reputation has grown, serving home cooked food at reasonable prices. The pub has a central bar with two serveries, a large dining room and two bar areas. The site benefits from a small patio adjacent to the building and a spacious beer garden accessed through the car park.

The pub already has a regular customer base and attracts custom from the wider Derbyshire area and the many users of the busy M1. There is an established kitchen team who create the most fabulous of dishes and a much sought after Sunday Lunch offer.

We are looking for an enthusiastic operator or couple with a passion for good service, a quality food offer & cask ale.

### BUSINESS INFORMATION

Entry cost from:

£34,150

Annual rent:

£35,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£34,378

Forecasted Operator Turnover:

£408,149

Average Beer & Cider Discount\*:

Blended £72.00

\* dependent on sales mix

Type of Tie:

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

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## FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The Rose & Crown is located on the village High Street in Barlborough, Derbyshire, opposite the village cross. This cross was the centre of village activities for hundreds of years as it is where Church Street, Park Street and the High Street meet. The village has many historical buildings such as Barlborough Hall, Golden Gate Memorial, Barlborough Little School and the Chandos Pole House.

Barlborough is found within easy driving distance of many larger towns and cities and is a very short drive from the M1.

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## CURRENT PREMISES LICENCE OPENING HOURS

Sunday to Thursday- 10.00- 00.30 Friday and Saturday- 10.00- 01.30

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## About the business

### TRADE SPACE

The pub enjoys a spacious trading area. Internally there are three distinct areas, there is an airy dining area, a small snug and larger room to the rear. The layout lends itself to both eating and drinking and the rear area could also double as a function room. A large car park with an external drinking area and beer garden are found externally.

TRADE SPACE	
Bars	2
Car park spaces	20
Dining rooms	3
Food covers	120
Gardens	1
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

The accommodation is of good quality, well decorated throughout as used as a family home.

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

## FINANCIAL INFORMATION

Entry costs approx £34,150 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).

## RENT INFORMATION

Annual rent	£35,000 per annum
Weekly rent	£673.08 per week fixed
Notes	£35,000 per annum, £673.08 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	£20,000	Working capital	£3,000
Other costs	£3,500	Total entry cost	£34,150

## 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	130	2,557	6,795
2016/17	155	2,903	7,002
2015/16	161	3,383	7,388
Volume notes			



“The Rose and Crown sits in the heart of Barlborough, a highly sought after village. Barlborough has a population of over 3,600 people and is found very close to Junction 30 of the M1 and is within a fifteen minute drive of the larger towns of Chesterfield and Worksop. Having recently benefitted from an external refresh, the internal is spacious, full of character and ideal for someone wanting to grow this established business.”

**Sarah Adams,** 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.