

Crown Inn

98 Heaton Moor Road, Heaton Moor, Stockport, Cheshire, SK4 4NZ



PUB OVERVIEW

An all too rare opportunity, to run a WET LED community Pub

The Crown Inn is a wet led, community Pub famous for its friendly welcome and for being THE local venue for live sport viewing. The site benefits from a central location and is surrounded by homes, shops, post offices and banks. The Pub serves great cask ale, beers and spirits and has a strong reputation in the local vicinity. Trade remains steady throughout the day and is especially busy when there is live Football on TV. Traditional Pub games also play a big part in the day to day life of this Pub and the local Darts team regularly use the games room.

BUSINESS INFORMATION

Entry cost from:

£27,450

Annual rent:

£33,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£2,000

Forecasted Operator Profit (including machine profit):

£33,884

Forecasted Operator Turnover:

£454,450

Average Beer & Cider Discount*:

108

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



PUB GARDEN

LOCATION

Heaton Moor is an affluent area located two miles North of Stockport and six miles South of Manchester. Locally this pub sits on the High Street amongst several other shops and amenities. Nearby there is lots of private housing (within easy walking distance) and there are two schools close by which have been awarded outstanding by Ofsted. It is also not far from both Heaton Moor Rugby Club and Heaton Moor Golf Course.

CURRENT PREMISES LICENCE OPENING HOURS

Sun- Thurs: 09:00-01:00 Fri- Sat: 09:00-02:00

About the business

TRADE SPACE

The pub offers easy to manage space with one central bar serving three trading rooms including a lounge, games room and a traditional tap room. All three rooms are very traditional in style with many of the pubs original features still in situ.

TRADE SPACE	
Bars	1
Gardens	1

PRIVATE ACCOMMODATION

The private accommodation includes three bedrooms, a kitchen and lounge

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

FINANCIAL INFORMATION

Entry costs approx £27,450 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	£33,500 per annum
Weekly rent	£644.23 per week fixed
Notes	£33,500 per annum, £644.23 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£450	Legal	£850
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£10,000	Working capital	£8,000
Other costs	£2,000	Total entry cost	£27,450

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	445	133	1,167
2016/17	474	515	3,100
2015/16	534	509	3,648
Volume notes			

“I am looking for an operator who is keen to work at the heart of the local community. You will need to be passionate about sports and offer appealing events to the customers. This is already a strong established business, so knowing how to engage with the local community and build upon these strong foundations will be your key to success. If you have the attributes I am looking, please contact the recruitment team for more information”

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.