



Swan

Hall Street, Long Melford, Sudbury, Suffolk, CO10 9JQ



PUB OVERVIEW

Widely regarded as one of the best places in the local area to eat, drink and stay. The Swan, Long Melford offers the rare chance to run a top grade destination venue.

Complete with its own Deli shop, the Swan offers a plethora of income streams. Whether it is the bespoke boutique rooms, the private chefs table dining room or the beautiful landscaped beer garden. This business is a prime opportunity for an experienced operator in fine dining and the premium market place.



BUSINESS INFORMATION

Entry cost from:
£132,745

Annual rent:
£85,000 per annum

Agreement
Lease - Standard Lease

Forecasted Operator Machine Profit:
£0

Forecasted Operator Profit (including
machine profit):
£67,587

Forecasted Operator Turnover:
£696,926

Average Beer & Cider Discount*:
Blended £36
** dependent on sales mix*

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

FACILITIES

- TRADE BAR DINING AREA FUNCTION ROOM PUB GARDEN
- TRADE KITCHEN LETTING ROOMS TRADE PATIO
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LOCATION

Long Melford is an historical town situated on the outskirts of Sudbury and a short drive from the main towns of Bury St Edmunds and Ipswich. The area is highly affluent and is well regarded for its antiques outlets in conjunction with great food and drink.

CURRENT PREMISES LICENCE OPENING HOURS

Mon-Thurs: 07:00-00:00 Fri-Sun: 07:00-01:00

About the business

TRADE SPACE

Fully refurbished just a few short years ago, the Swan offers boutique rooms and a premium finish throughout. The large catering kitchen easily accomodates for the site and the added benefit of the Deli shop is a real Jewel in this business.

TRADE SPACE	
Bars	1
Dining rooms	3
Food covers	80
Function rooms	1
Gardens	1
Trade kitchens	1
Rooms to let	4
Patio areas	1

PRIVATE ACCOMMODATION

There is no private accommodation on site. However the site does offer a private office area

PRIVATE SPACE	
Private Rooms	1
Office	1

FINANCIAL INFORMATION

Entry costs approx £132,745.00 which includes fixtures and fittings (valuation to be confirmed), 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	£85,000 per annum
Weekly rent	£1,634.62 per week fixed
Notes	£85,000 per annum, £1634.62 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£1,100	Legal	£995
Deposit	£21,250	Stocktaking fees	£150
Fixtures & fittings	£50,000	Working capital	£15,000
Other costs	£44,250	Total entry cost	£132,745

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	61	176	2,478
2016/17	52	157	2,937
2015/16	51	187	2,263
Volume notes			



“The Swan is a dominant site in the historical georgian town of Long Melford. Complete with letting rooms, private dining chefs table area, top grade commercial kitchen and deli shop. This is a great opportunity to run one of the areas most prolific and regarded businesses.”

Lee Jarvis, 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.