

Stag & Hounds

The Broadway, Farnham Common, Slough, Buckinghamshire, SL2 3QQ



PUB OVERVIEW

Community pub with a great reputation now offering the right person the chance to continue to expand the wet sales whilst growing the dry side of the business.

The Stag & Hounds is a local's pub with a great reputation for offering quality products, great customer service and a warm welcome. The bar shows most major live sports on a number of large screens in different sections of the pub, catering to more than one audience and sport at one time.

The hub of the community, you can often find some local artists playing live music in the bar which creates a relaxing atmosphere. There is currently a basic food offer with great potential for growth. There is a superb mix of cask ale, premium lagers, wine and whisky. A traditional log burner is a real treat during those cold wintery months and creates a warm atmosphere in this one room operation. Externally a beer garden caters for those warmer summer months.

The site would suit an operator with experience of quality pub food and a creative side to introduce new deals and events to maximise sales and reinforce the pubs reputation.

BUSINESS INFORMATION

Entry cost from:

£31,150

Annual rent:

£40,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£10,000

Forecasted Operator Profit (including machine profit):

£35,321

Forecasted Operator Turnover:

£418,525

Average Beer & Cider Discount*:

£72

* dependent on sales mix

Type of Tie:

Partial tie: Tied All Beer & All Cider

FACILITIES



TRADE BAR



CAR PARK



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

Farnham Common is an affluent and thriving commuter town situated around 25 miles to the West of London, just south of High Wycombe and north of Slough.

CURRENT PREMISES LICENCE OPENING HOURS

Sunday: 07:00-00:00 Monday to Saturday: 07:00-01:30

About the business

TRADE SPACE

This is a one room operation with a central bar showing live sport. Two gaming machines are located within the main room. A trade kitchen is able to support up to fifty-five covers at the bar. Externally there is a covered courtyard, which is licenced and can accommodate up to thirty people.

TRADE SPACE	
Bars	1
Car park spaces	1
Food covers	55
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

There is simple living accommodation on site with two double bedrooms, large lounge, small office, kitchen and bathroom.

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

FINANCIAL INFORMATION

Entry costs approx £31,150 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	£40,500 per annum
Weekly rent	£778.85 per week fixed
Notes	£40,500 per annum, £778.84 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	£2,500
Other costs	£1,000	Total entry cost	£31,150

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	177	2,752	6,042
2016/17	194	3,224	6,588
2015/16	180	2,814	3,780
Volume notes			



“We are looking for an experienced operator with the desire and drive to grow this already established business, improve upon the good food offering that already exists and take the pub on to new levels. If you think you have the necessary skills then please do not hesitate to contact us.”

Andrew Milne, 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.