

Dairy Maid

Dunsham Lane, Aylesbury, Buckinghamshire, HP20 2ER



PUB OVERVIEW

The Dairy Maid is currently a Hungry Horse outlet and is ready and waiting for a new life as a non branded community pub, all we need is you!

The Dairy Maid is a fantastic community pub, which is soon to benefited from a £190,000 REFURBISHMENT project and is in fabulous condition. Situated in the affluent Market town of Aylesbury, Buckinghamshire the Pub benefits from being on the busy A4157 and has a large car park.. This site has potential for a good food and drink offer to attract both local residents and those passers-by. We are looking for an experienced operator with food experience, who can be at the heart of the local community, whilst also attracting trade from a wider area. At the White Lion, you will benefit from little surrounding competition, so the tools are in place to build a great business!

BUSINESS INFORMATION

Entry cost from:

£60,650

Annual rent:

£37,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£34,000

Forecasted Operator Profit (including machine profit):

£36,933

Forecasted Operator Turnover:

£447,090

Average Beer & Cider Discount*:

Blended £144

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR



CAR PARK



DINING AREA



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

LOCATION

Aylesbury is the county town of affluent Buckinghamshire and the Dairy Maid is set on the busy ring road around the town. Customers come from nearby residential houses or passing trade - the car park opens directly onto the A4157. To increase trade even more, there is a small parade of shops next door too, so this is the ideal stop-off point.

CURRENT PREMISES LICENCE OPENING HOURS

Sun to Thurs 10:00 - 23:30 Fri & Sat 10:00 - 00:30

About the business

TRADE SPACE

The pub has a large central bar, huge kitchen with walk in fridge and freezer aswell as a large ground floor full height cellar. The current customer area comprises of a large dining area, gaming area with pool and darts and there is also plenty of vertical drinking space with poser tables to the front of the pub. Our planned investment in the trading space will created a comfy bar area with games area, while retaining a casual dining room. The gardens offers a patio to the front and rear.

TRADE SPACE	
Bars	1
Car park spaces	46
Dining rooms	1
Food covers	150
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation has been well-maintained and has an office so you can keep business and home life separate.

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

FINANCIAL INFORMATION

Entry Costs approx £60,650 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	£37,500 per annum
Weekly rent	£721.15 per week fixed
Notes	£37,500 per annum, £721.15 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	£42,000	Working capital	£5,000
Other costs	£6,000	Total entry cost	£60,650

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)
2018/19	376	3,285	12,575
2017/18	378	3,778	12,648
2016/17	-	-	-
Volume notes			



"I am looking to work with an experienced operator who knows how to provide a value food and drink offer. The pub is located in a supportive community with plenty of passing trade. We have plans for an extensive refurbishment as well as debranding of the current Hungry Horse signage. If you are looking for your next challenge, I would be delighted to hear from you."

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.