

Swan

2 Court Road, Cranfield, Bedford, Bedfordshire, MK43 0DR



PUB OVERVIEW

A great business in an affluent Village, with a host of revenue streams

The Swan is an attractive opportunity to operate in an affluent Village in Bedfordshire. Cranfield is a well respected Village with a world famous University. The site was refurbished in 2015 and is a dog friendly, community focused Pub.

Cranfield is surrounded by large towns, so by nailing the food offer and driving it forward, you could make the Swan a true 'destination' venue. There are also three en suite letting rooms which could be utilised further and sport on TV is a key attraction for local residents. With these revenue streams, the opportunity to grow this business is vast and offers a truly exciting opportunity, which Greene King will support you and your team along the way, to achieve new heights

BUSINESS INFORMATION

Entry cost from:

£22,725

Annual rent:

£30,500 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£4,800

Forecasted Operator Profit (including machine profit):

£29,854

Forecasted Operator Turnover:

£386,923

Average Beer & Cider Discount*:

Blended £72.00

* 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



LETTING ROOMS



TRADE PATIO

LOCATION

Cranfield is located in the North West of Bedfordshire, between Bedford and Milton Keynes. The Swan has a great catchment area to draw customers from; Newport Pagnell, Milton Keynes & Bedford are all less than a fifteen minute drive. The area is known for its world respected University, Technology Centre and Aerospace Centre. The village also has its own private airfield which used to be a working RAF training airfield. The Nature Park and walking/cycling trails are only a couple of minutes walk from the Swan which is situated in the centre of the village next to the church and the village hall. The village also has several other businesses including a supermarket, an estate agent, accountancy firm, a second wet led pub, an Indian restaurant and a hairdresser.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Saturday - 06:00-00:00 Sunday - 09:00-23:00

About the business

TRADE SPACE

The trade area is split into two rooms. A bar with around twenty covers, pool table, big screen TV and access to the garden. There is also a lounge with around thirty covers, ideally set up for dining. Additionally, there are also three en suite letting rooms.

TRADE SPACE	
Bars	1
Car park spaces	10
Dining rooms	1
Food covers	50
Gardens	1
Trade kitchens	1
Rooms to let	3
Patio areas	1

PRIVATE ACCOMMODATION

The private accommodation consists of a lounge, bathroom and two bedrooms (one of which is currently used as an office/kitchen)

PRIVATE SPACE	
Private Rooms	5
Lounge	1
Double bedrooms	2
Bathrooms	1
Toilets	1

FINANCIAL INFORMATION

Entry costs approx £22,725 which includes stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of conditions, working capital and deposit (25% of head rent, minimum £6,000). Please note Fixtures and Fittings are still to be valued.

RENT INFORMATION

Annual rent	£30,500 per annum
Weekly rent	£586.54 per week fixed
Notes	£30,500 per annum, £586.54 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£750	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£0	Working capital	£10,000
Other costs	£5,000	Total entry cost	£22,725

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	184	1,907	5,830
2017/18	222	2,092	5,536
2016/17	135	1,266	3,221
Volume notes			



"I am are looking for a community minded operator with catering skills to take the Swan to the next level. The Pub is well situated to serve the local community but is also in an excellent destination with so many large towns close by, so improving the food offer could be your key to success here. If this sounds like the perfect venture for you, then please get in touch today."

Barrie Aspinall, 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.