

Cherry Tree

66 Fordham Road, Soham, Ely, Cambridgeshire, CB7 5AH



PUB OVERVIEW

A gem of a Pub, is this the opportunity you have been waiting for?

The Cherry Tree is a value driven food business, with a strong wet trade. The Pub is popular with both local residents, families and passers by, who are looking for a good quality value driven meal, or a decent Pint. The site is well presented and well looked after, following an extensive refurbishment a few years ago. Externally the site offers a very large garden and large car park. The future development of the Pub could well hinge around making the most of this vast garden. It really is big enough to offer various events, including beer festivals and private functions. Internally the Pub offers around one hundred food covers and has a large commercial Kitchen which is well established to cater for the current food offer.

BUSINESS INFORMATION

Entry cost from:

£42,725

Annual rent:

£62,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£6,000

Forecasted Operator Profit (including machine profit):

£57,995

Forecasted Operator Turnover:

£595,734

Average Beer & Cider Discount*:

Blended £72

* 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

The Cherry Tree is located on the busy Fordham Road which runs right through the heart of the market Town of Soham. Soham is approximately eight miles north west of Newmarket, the Town known has the home of Turf racing and thoroughbred breeding and approximately six miles south east of the historic Cathedral City of Ely. Soham is currently undergoing a continuous expansion, with houses constantly being built. The Pub is located right on the door step of two newly built housing estates, so appealing to families will be key.

CURRENT PREMISES LICENCE OPENING HOURS

Monday to Sunday 08:00 - 01:00

About the business

TRADE SPACE

As you enter the Pub from the front door, the trading space is split into three areas. Straight ahead you find the bar which is a central servery and this main area has food covers and booths dotted around with male, female and accessible toilets on hand as well as access to the garden. The right hand side of the Pub is a small dining area with a small bar servery, also with male and female toilets. The far left hand side of the Pub is a slightly bigger dining area with access to the rear garden, booths and tables like in the main area. In total there are approximately one hundred food covers. Behind the bar is a large commercial Kitchen, with access to external storage area. Externally there is a very large garden, with patio area and picnic benches and a large car park to the front and side, with approximately forty eight parking spaces.

TRADE SPACE	
Bars	1
Car park spaces	48
Dining rooms	2
Food covers	100
Gardens	1
Trade kitchens	1
Patio areas	1

PRIVATE ACCOMMODATION

2 double bedrooms, 1 single bedroom, kitchen and bathroom.

PRIVATE SPACE	
Private Rooms	6
Lounge	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Office	1

FINANCIAL INFORMATION

Approx £42,725 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, rent in advance, training fees, working capital and deposit (minimum £6,000, but should build to 25% of head rent).

RENT INFORMATION

Annual rent	£62,000 per annum
Weekly rent	£1,192.31 per week fixed
Notes	From £62,000 per annum, £1192.31 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	£8,000	Stocktaking fees	£150
Fixtures & fittings	£22,000	Working capital	£5,000
Other costs	£6,000	Total entry cost	£42,725

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	111	1,743	17,583
2017/18	120	2,123	17,096
2016/17	129	2,038	17,675
Volume notes			



“I am seeking an experienced operator who really knows how to operate a vast value food business, whilst also attracting local wet trade. The site is situated on the busy main street which runs right through Soham and offers plenty of parking, whilst having numerous homes within walking distance. This is an exciting opportunity for an experienced publican looking for a new challenge, is that person you?”

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.