

## Cabin

10 Alderwood Precinct, Sedgley, Dudley, West Midlands, DY3 3QY



### PUB OVERVIEW

#### A large community pub in the heart of the town

The Cabin is a well established pub with a regular customer base. Greene King are offering an excellent opportunity, to take this already popular site and maximise its potential. The business currently trades at the heart of the local community, so by getting the drink offer right and maximising the small food offering, you can really maximise the potential of this fantastic site. The Cabin is currently trading as a sports bar style operation, with big screen TV's located in the bar area, as well as a Pool table. There is also an additional lounge bar area and a function room. To the front of the Pub, there is a small decking area and potential around the side and back of the Pub garden with picnic benches scattered around, ideal for those Summer months. There are approximately 18,000 people living within a one mile radius of the Cabin, so by capturing the imagination of the general Public, the tools are in place to be a success!

### BUSINESS INFORMATION

Entry cost from:

£39,725

Annual rent:

£40,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£15,000

Forecasted Operator Profit (including machine profit):

£39,752

Forecasted Operator Turnover:

£377,799

Average Beer & Cider Discount\*:

Blended £180

\* dependent on sales mix

Type of Tie:

Full tie: All products

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## FACILITIES



TRADE BAR



CAR PARK



FUNCTION ROOM



PUB GARDEN



TRADE PATIO

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## LOCATION

The Cabin is situated in Alderwood Precinct at the heart of the Northway estate. The 27 bus to Wolverhampton and Dudley stops immediately outside of the pub. Walkers can take a scenic twenty minute walk via Sedgley Hall Farm Park to access Sedgley Bull Ring for various bus connections and other amenities.

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## CURRENT PREMISES LICENCE OPENING HOURS

Sun-Wed: 09:00-00:30 Thu-Sat: 09:00-01:30

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## About the business

### TRADE SPACE

Walking into the bar there is a pool table and a large serving area with three large TV's. Moving into the middle of the site there are the toilets and through to a large lounge area with another serving area.

TRADE SPACE	
Bars	1
Car park spaces	80
Function rooms	1
Gardens	1
Patio areas	1

## PRIVATE ACCOMMODATION

Four large rooms that are all the same - split into three bedrooms, one lounge, with a bathroom, separate toilet and kitchen

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Double bedrooms	3
Private Kitchen	1
Bathrooms	1
Toilets	1

## FINANCIAL INFORMATION

Entry costs approx £39,725 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). Please note that the value of the fixtures and fittings is an estimate and will be confirmed on change over day.

## RENT INFORMATION

Annual rent	£40,000 per annum
Weekly rent	£769.23 per week fixed
Notes	£40,000 per annum, £769.23 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	£10,000	Stocktaking fees	£150
Fixtures & fittings	£18,000	Working capital	£9,000
Other costs	£1,000	Total entry cost	£39,725

## 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	306	849	5,926
2017/18	295	1,910	5,582
2016/17	295	2,562	6,644
Volume notes			



"I am looking for an excellent operator, who can grow the drinks trade and take the Cabin to the next level. This large community Pub, is located within the heart of a large housing estate and has a well established customer base. Live sports are a big draw here, so focusing on pulling in the customers on match days will be a massive opportunity to maximise revenue. If you feel you have the skills I am looking for, please do call the Greene King recruitment team who will pass your details to me."

**Asa Charlton,**

## 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.