

Snipe Inn

31 Henshaw Street, Oldham, Lancashire, OL1 1NH



PUB OVERVIEW

A superb town centre location with well established trade

The Snipe Inn offers an excellent town centre location, as well as an established and loyal customer base. The Pub is known locally for its value driven drinks business and regular daytime entertainment. There is no food offer here, so continuing to engage and interact with the loyal drinkers, further marketing and enhancing the entertainment schedule will be key to your success here.

BUSINESS INFORMATION

Entry cost from:

£33,625

Annual rent:

£31,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£7,500

Forecasted Operator Profit (including machine profit):

£38,536

Forecasted Operator Turnover:

£418,267

Average Beer & Cider Discount*:

Blended £180

* dependent on sales mix

Type of Tie:

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

FACILITIES



TRADE BAR

LOCATION

Oldham is a predominantly residential town and the improvement of the town centre is the focus of a project for transforming Oldham. Ideally located seven miles from Manchester city centre with easy access to both the M60 and the M62. Oldham is also only a twenty five minute drive to the beautiful peak district.

CURRENT PREMISES LICENCE OPENING HOURS

Sun - Wed - 09:00 - 0:00 Thu - Sat - 09:00 - 02:00

About the business

TRADE SPACE

The Snipe Inn is a compact venue with one bar servery which make this site very easy to manage. There is a small kitchen area used only for glass washing and tea & coffee making facilities.

TRADE SPACE	
Bars	1

PRIVATE ACCOMMODATION

Spacious three bedroom accomodation in reasonable condition.

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

FINANCIAL INFORMATION

Entry costs approximately £33,265.00, which includes stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of condition, working capital and deposit which is equal to 25% of head rent. Fixtures and Fittings are valued at approximately £15,000 and the final valuation will be confirmed on change day. An assisted purchase of F&F may be available with a 25% deposit on change day and weekly re payments to purchase the remaining 75% over an agreed period

RENT INFORMATION

Annual rent	£31,000 per annum
Weekly rent	£596.15 per week fixed
Notes	The £31,000.00 annual rent (£596.152 weekly) shown takes into consideration a machines supply concession. The annual rent will be £38,500.00 (£740.38 weekly) if you prefer not to have Greene King supply machines to you. The rent is subject to annual RPI increases, which is capped. Payment terms are weekly by direct debit.

Brokers	£750	Legal	£825
Deposit	£7,750	Stocktaking fees	£150
Fixtures & fittings	£15,000	Working capital	£8,000
Other costs	£1,150	Total entry cost	£33,625

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	430	1,384	6,482
2017/18	495	1,449	6,156
2016/17	506	1,421	5,243
Volume notes			



"I am seeking an excellent operator with local knowledge and experience of controlling a wet led, value driven town centre site. The Snipe Inn is compact and benefits from an excellent location, with plenty of footfall at all times of the day. If you would like to run this established business, then please contact our recruitment team for more information"

Wendy Lambert, 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.