

## Woodlands Hotel Harrogate

110 Wetherby Road, Harrogate, HG2 7SA



### Key Features



Weekly Billing



Rolling Tenancy



Car Park



Catering Kitchen

### Overview

#### Fantastic Opportunity ? Refurbishment Planned!

The Woodlands Hotel is a family friendly pub in the sought-after spa town of Harrogate and will receive a £196,136 refurbishment by Star Pubs and Bars. We are looking for an experienced food operator who will work with Star to transform the Woodlands Hotel into a pub known for great drinks, food and service.

To apply for this pub or for additional information, please contact us directly:

 Freephone: 08085 94 95 96  
Mon-Fri 09:00-17:00

Email us at  
[enquiries@starpubs.co.uk](mailto:enquiries@starpubs.co.uk)

Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

Once the refurbishment is complete, The Woodlands will be re-named West Riding and showcase a refreshed, contemporary d"cor. This will be complete with revamped fixtures, fittings, and soft finishes throughout, perfect for the local affluent community.

The outside will also benefit from a new lighting & signage scheme.



## Private Accommodation

The private accommodation consists of three bedrooms, lounge, kitchen and bathroom. Where required there will be appropriate works carried out in line with the Star Pubs & Bars Ready to Trade promise.

## Premises Licence Details

Please refer to the Premises Licence for full details.

## Premises Licence Opening Hours

| Mon.          | Tue.          | Wed.          | Thu.          | Fri.          | Sat.          | Sun.          |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 09:00 - 00:00 | 09:00 - 00:00 | 09:00 - 00:00 | 09:00 - 00:00 | 09:00 - 00:00 | 09:00 - 00:00 | 09:00 - 00:00 |

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## Pub Financials

|  |         |                                 |          |
|--|---------|---------------------------------|----------|
| Annual Rent  | £65,000 | Estimated Minimum Ingoing Costs | £14,852  |
| Estimated Tenants Annual Operating Profit            | £79,485 | Estimated Annual Turnover       | £605,940 |
| Representative HEINEKEN UK Brand Discount Per Barrel | £125    | Estimated Annual Barrelage      | 247      |

## Your Investment

|  |                |
|--|----------------|
| Estimated Licensee Fixtures & Fittings Value           | £36,977        |
| Estimated Fixtures & Fittings Valuation Fee            | £250           |
| Estimated Stock Valuation                              | £6,000         |
| Deposit Amount   | £16,250        |
| Rent In Advance  | £1,250         |
| Training Fee   | £1,000         |
| Estimated Designated Premises Supervisor / Manager Fee | £50            |
| Premises Licence Fee                                   | £180           |
| Rates Assessment Fee                                   | £55            |
| Estimated Legal Fees                                   | £650           |
| <b>Estimated Total Ingoing Costs</b>                   | <b>£62,662</b> |
| <b>Estimated Minimum Ingoing Costs</b>                 | <b>£14,852</b> |

## Other SP&B Ongoing Charges

|   |        |
|---|--------|
| Estimated Annual Buildings Insurance                                | £1,955 |
| Estimated Annual Maintenance Compliance Charge                      | £1,862 |
| Estimated Annual Accountancy & Stocktaking Charge (including tills) | £6,108 |

\* Maintenance Compliance Charge relates to the fees for various statutory inspections

The above figures are provided as a guide only and will be finalised as part of the commercial agreement (please download the rent model from Trading Information section for full financial details).

The above figures and the rent model assume that the agreement includes an arrangement to share machine income. All of our pubs in England & Wales are available without a machine income share agreement and this can be negotiated as part of the commercial agreement.

In order to ensure a successful start-up, all applicants must have a minimum £10,000 un-borrowed funds.

The Estimated Licensee Fixtures & Fittings (F&F) Value assumes that the pub will be let on a Rolling Tenancy or Business Start-Up Agreement, where we own the majority of the F&F. The F&F Value for Full Repairing & Insuring Leases will be significantly more.

The calculation of the Estimated Minimum Ingoing Costs assumes a minimum deposit of 1 month's rent or £3,000 (whichever is greater) and that fixtures and fittings (F&F) are rented. The subsequent deposit build up and F&F rental costs are not included in the rent model or ongoing costs below.

\* All figures quoted are exclusive of VAT

\*\* FMOP = Fair Maintainable Operating Profit

\*\*\* Deposit build up will be payable over a maximum of 24 months

\*\*\*\* Fixtures and Fittings annual rental fee should be estimated at 15% of the F&F value. The actual F&F value will be determined on the day of entry

\*\*\*\*\* Estimated Legal Fees is a charge applied to your account by SP&B for creation of your Lease. You are required to engage and pay for your own solicitor - your solicitor's fees are not included in the above estimate

\*\*\*\*\* The above figures assume that rent is billed weekly in advance and that Star Pubs & Bars retain ownership of large fixtures and fittings. Initial costs for a Fully Repairing and Insuring lease will be higher as rent is invoiced monthly in advance and all fixtures and fittings must be purchased

MISREPRESENTATION ACT 1967.

Whilst every effort has been made to ensure that the contents of this Factsheet are correct, the details quoted within do not form a part of an offer or contract. Star Pubs & Bars Ltd and HEINEKEN UK Ltd accept no liability for any error, opinion or misrepresentation expressed. Anyone intending to make application should take independent advice or judgement and make appropriate enquiries through inspection or otherwise as to the correctness of each detail. They should satisfy themselves that the levels of trade for this business are sustainable and/or profitable.

This information was correct at 22/06/2021

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