





Blue Bell Washington

Pearreth Hall Road, Usworth, Washington, NE37 2BZ




Key Features

-  Rolling Tenancy
-  Car Park
-  Catering Kitchen
-  Outdoor Trade

Overview

The Blue Bell is a traditional stone brick building located in the residential area of Washington. The pub has fantastic character features such as original fireplaces and supports the local community with regular calendar of events. The ideal person for the site will be able to drive the food offering forward and make use of all potential income streams.

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

Or visit
www.starpubs.co.uk

Trading Area & Facilities

Made up of one large trading area and supported by a single server, the pub is split into several zones, with space for both eating & drinking. There is a distinct games area with the pool table and darts throw set up also.

The Blue Bell has a fully fitted catering kitchen that easily accommodates the 40 covers in the bar.

Externally to the rear of the pub there is a large car park and alongside this there is several picnic benches set up.



Private Accommodation


The private accommodation consists of two bedrooms, lounge, kitchen and bathroom.

Premises Licence Details

Premises Licence Opening Hours

Mon. Tue. Wed. Thu. Fri. Sat. Sun.
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Pub Financials

Annual Rent	£19,000	Estimated Minimum Ingoing Costs	£11,550
Estimated Tenants Annual Operating Profit	£23,021	Estimated Annual Turnover	£316,232
Representative HEINEKEN UK Brand Discount Per Barrel	£185	Estimated Annual Barrelage	259

Your Investment

Estimated Licensee Fixtures & Fittings Value	£0
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£6,000
Deposit Amount	£4,750
Rent In Advance	£365
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£0
Estimated Minimum Ingoing Costs	£11,550

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,273
Estimated Annual Maintenance Compliance Charge	£0
Estimated Annual Accountancy & Stocktaking Charge (including tills)	NA

* 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 09/03/2021

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