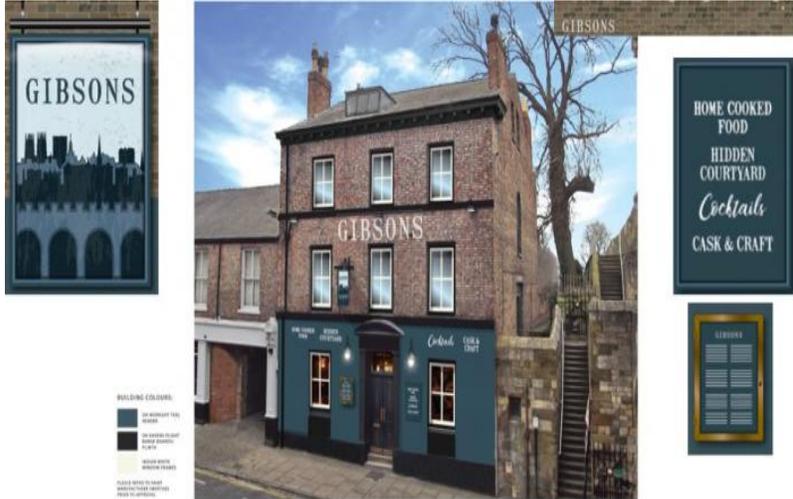


## Gibsons York

129 Micklegate, York, YO1 6LB



### Key Features

-  Weekly Billing
-  Rolling Tenancy
-  Refurbishment Planned
-  Outdoor Trade

### Overview

#### City Centre Pub ? Refurbishment Planned

Gibsons is a high street circuit bar in the centre of historical York, beside the city walls and at the top of the Micklegate. The pub is perfectly located and following its outstanding £279,911 transformation into a stylish premium pub it will have the ability to appeal to a varied customer base, including tourists, locals, and students.

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)

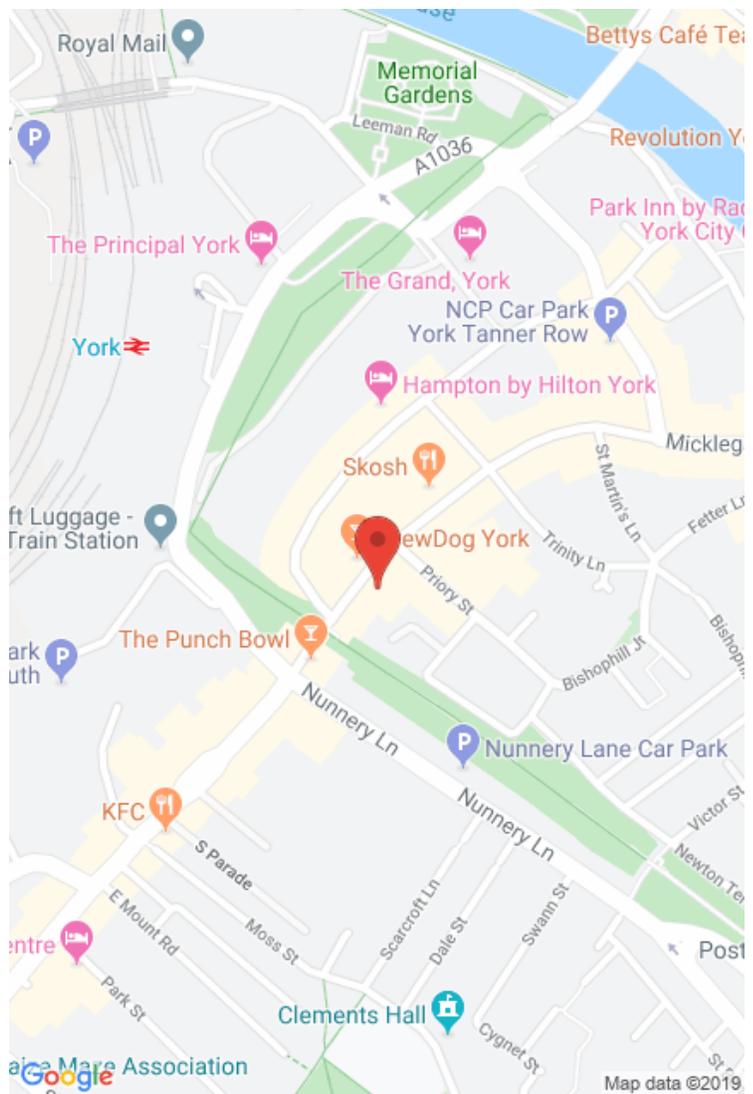
Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

Internally, Gibsons is a comfortable, rustic bar with a rock music-themed decor. The pub is made up of an open plan main trading area featuring the bar and small side rooms leading off from the main area.

The planned refurbishment will see a breadth of textures internally, exposed brickwork, attractive seating and lighting and a brighter bar with an improved back bar focused on a premium offer with more an equal drink and food split. External works will highlight the size and maximise the use of hidden courtyard space, a rarity on the York high-street. A mixed clientele will be attracted by the stylish finish from tourists, locals, and student visitors.

To see an example of a recently completed refurbishment click [here](#).



## Private Accommodation

The pub's private accommodation is substantial in size, further detail to be provided. 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.
10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	11:00 - 01:00

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## Pub Financials

Annual Rent	£65,750	Estimated Minimum Ingoing Costs	£72,997
Estimated Tenants Annual Operating Profit	£68,674	Estimated Annual Turnover	£589,185
Representative HEINEKEN UK Brand Discount Per Barrel	£150	Estimated Annual Barrelage	236

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£48,110
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£16,438
Rent In Advance	£1,264
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£180
Rates Assessment Fee	£0
Estimated Legal Fees	£650
<b>Estimated Total Ingoing Costs</b>	<b>£72,997</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£72,997</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,042
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

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

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