

## Masons Arms Bourne

South Street, Bourne, PE10 9LY



### Key Features



Monthly Billing



Weekly Billing



Foundation Tenancy



Music Venue

### Overview

**If you have what it takes to run this great market town pub, then we want to hear from you.**

A picturesque pub in the market town of Bourne, Lincolnshire. The pub is well established with locals and is a high volume site. We are looking for a great operator who can develop this great opportunity.

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

### Trading Area & Facilities

The Masons Arms is a charming pub with lots of character. Featuring an imposing open fireplace in the main bar and low wooden beams throughout. In the second room, there is a pool table and darts boards used by local teams every week. Gaming machines provide an extra income. Inside can hold up to 70 covers.

Externally the Masons Arms has a large garden space with the potential to have 70 covers.



## Private Accommodation

### Private Accommodation

Private accommodation at the Masons Arms is over 2 floors. It consists of three double bedrooms, lounge, kitchen and bathroom. In line with our Ready to Trade Promise, we will ensure the private accommodation is in good condition so that you can focus on [...]

## Premises Licence Details

Please see the Premises License for full details.

## Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:00 - 00:30	10:00 - 00:30	10:00 - 00:30	10:00 - 00:30	10:00 - 01:30	10:00 - 01:30	10:00 - 00:30

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)

## Pub Financials

Annual Rent	£22,000	Estimated Annual Turnover	£353,292
Estimated Tenants Annual Operating Profit	£26,998	Estimated Annual Barrelage	275
Representative HEINEKEN UK Brand Discount Per Barrel	£150		

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£15,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£4,500
Deposit Amount	£5,500
Rent In Advance	£423
Training Fee	£425
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
<b>Estimated Total Ingoing Costs</b>	<b>£27,043</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£9,543</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£789
Estimated Annual Maintenance Compliance Charge	£1,565
Estimated Annual Accountancy & Stocktaking Charge (including tills)	£6,108
Estimated Annual Repairs Fund	1300

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

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 are provided as a guide only and will be finalised as part of the commercial agreement.

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 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

Note that on FRI Agreements deposits will always be 3 month's rent in advance and fixtures and fittings (F&F) must always be purchased.

A deposit of 6 month's rent will be required for operators trading under a Limited Company with no Guarantors.

\* All figures quoted are exclusive of VAT

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

\*\*\* A deposit of 6 month's rent will be required for operators trading under a Limited Company with no Guarantors.

\*\*\*\* 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

Note that on FRI Agreements deposits will always be 3 month's rent in advance and fixtures and fittings (F&F) must always 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 27/10/2021

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**