

## Reiver Carlisle

Holmrook Road, Bellevue, Carlisle, CA2 7TB



### Key Features

-  Just Add Talent
-  Car Park
-  Catering Kitchen
-  Refurbishment Planned

### Overview

#### Refurbishment Planned ? Just Add Talent

Available on Star Pubs and Bars 'Just Add Talent' agreement the Reiver is a much-loved community pub in Carlisle. With a fantastic refurbishment planned this is a great opportunity to run a pub with support from Star!

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)

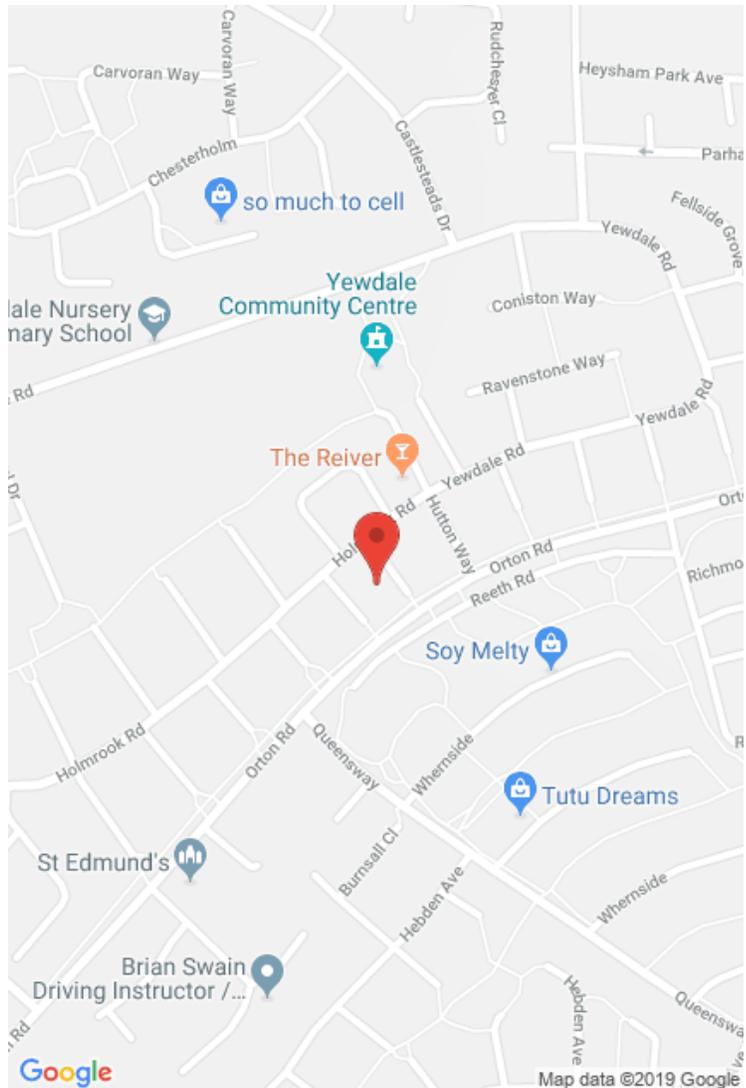
Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

Internally, the Reiver is a very large open plan space with different trading areas for drinking, dining and pub games. Once the planned refurbishment works are complete, the pub will showcase a refreshed, contemporary interior decor complete with new or revamped fixtures & fittings and soft finishes throughout.

The pub benefits from a large catering kitchen with good storage.

Externally, the pub has a modern red brick facade and as part of the refurbishment plans the outside will undergo a facelift to maximise kerb appeal through a new lighting & signage scheme. There is an outside trading area to the front with picnic benches to make the most of the summer months and a large car park to the rear.



## Private Accommodation

The private accommodation is a good size and 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.
11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 00:00	11:00 - 00:00	12:00 - 23:30

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## Pub Financials

Estimated Total Turnover	£633,546	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£10,915
Estimated Licensee Share (25% of Estimated Total Turnover)	£174,225	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£34,021
Less Estimated Wage Costs	£155,219	Licensee Share of Turnover	27.5%
Estimated Pub Profit	£54,573		

## Other SP&B Ongoing Charges

Estimated Buildings Insurance	£1,448
Estimated Maintenance Compliance Charge	£1,473
Estimated Inside Track Accountancy & Stocktaking Charge (including tills)	NA

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.

\* All figures quoted are exclusive of VAT

\*\* FMOP = Fair Maintainable Operating Profit

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 05/06/2020

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