

Thorn Tree

Queen Street, Ossett, Wakefield, WF5 8AS



Key Features

-  Monthly Billing
-  Business Start Up Agreement
-  Car Park
-  Catering Kitchen

Overview

The Thorn Tree is a well-positioned pub situated in a **busy residential area** of Ossett, Wakefield. With a large **recently refurbished trading area**, separate games room and a beer terrace, this is an exciting 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

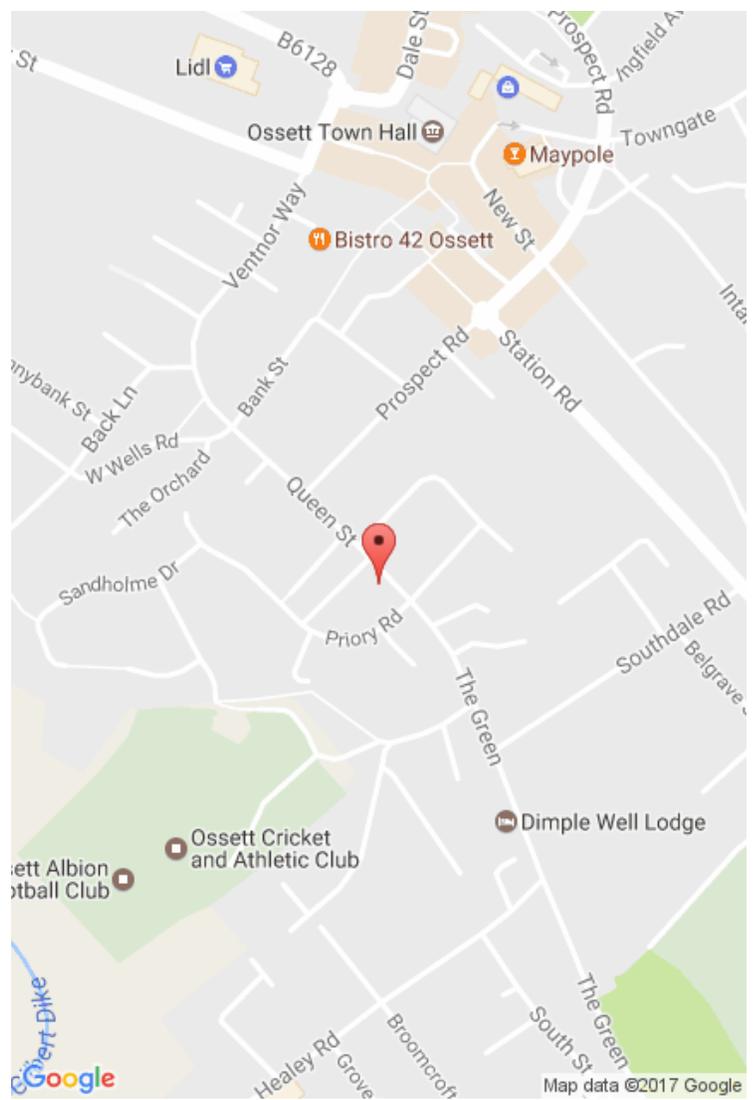
Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

Internally, this **recently refurbished** one bar operation has a **large, open plan trading area and separate games area**. The pub is in great decorative order and has a **welcoming and modern feel**, with beautiful wood and carpeted flooring. There is a **fully fitted trade kitchen** that has been underutilised in the past and the site is capable of providing a **food offer for around 25 covers**.

Externally, there is an **elevated beer terrace with panoramic views** of the valley which is very popular during the summer months. There is also a **car park** to the rear of the building with around 20 spaces.



Private Accommodation

The private accommodation consists of three bedrooms, a lounge, kitchen, bathroom and office.

Premises Licence Details

Please see the premises license for full details.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 00:30	11:00 - 00:30	11:00 - 00:30	11:00 - 00:30	11:00 - 02:30	11:00 - 02:30	11:00 - 00:30

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Pub Financials

Annual Rent	£26,000	Estimated Minimum Ingoing Costs	£12,352
Estimated Annual FMOP (Licensee Profit)	£38,705	Estimated Annual Turnover	£282,923
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	196

Your Investment

Estimated Licensee Fixtures & Fittings Value	£8,385
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£3,000
Rent In Advance	£500
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	£19,070
Estimated Minimum Ingoing Costs	£12,352

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£864
Estimated Annual Maintenance Compliance Charge	£1,565
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 19/09/2020

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