

Jolly Harvester Dumfries

Calside Road, Georgetown, Dumfries, DG1 4HB



Key Features

-  Business Start Up Agreement
-  Car Park
-  Catering Kitchen
-  Outdoor Trade

Overview

Fantastic Pub available on our Business Start Up Agreement!

Great opportunity to lease The Jolly Harvester!

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

A community pub with a great pub food offer.

Internally The Jolly Harvester is a one bar operation with a commercial kitchen. The pub is nicely decorated and well maintained.

The L shaped layout delivers some zoning and can accommodate small functions. Satellite TV is in situ for live sports events. The large windows create a bright outlook onto large surrounding garden.

There are two large external drinking areas including a terrace and the car park for 16 cars is complimented by plenty of off street parking close by.

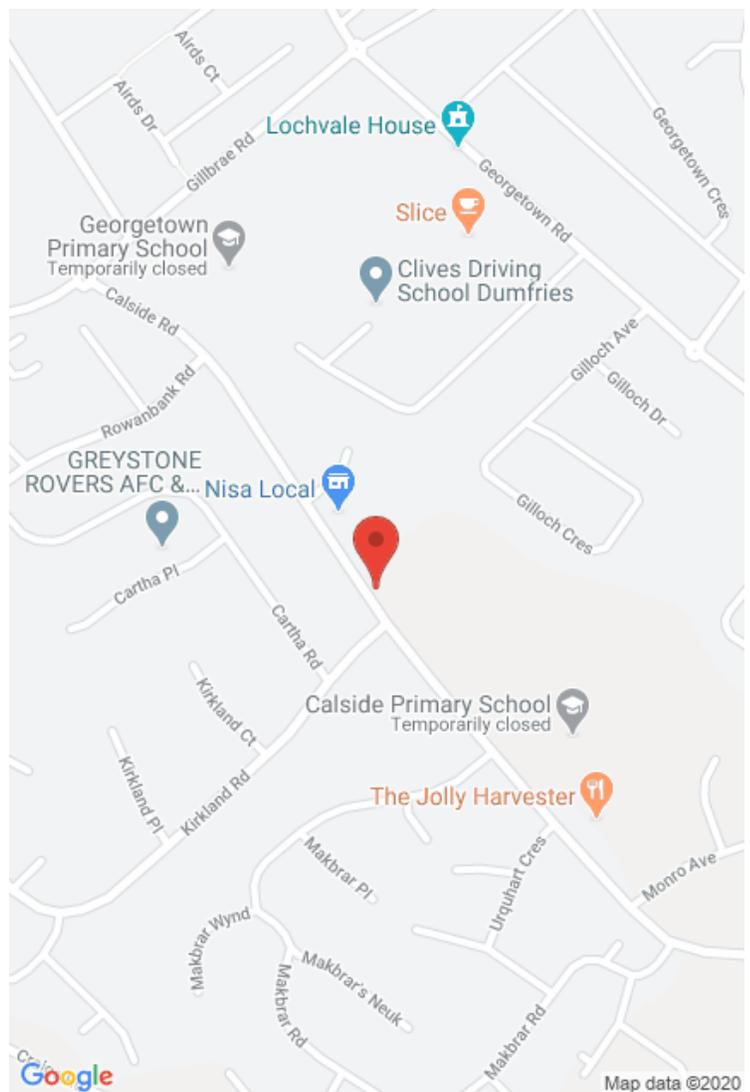
Available on our Business Start-Up Agreement, with the following support:

- **Manage your risk:** 3 year fixed term agreement that you can terminate at any time on 28 days" notice;
- **Financial support:**
 - Even bigger discounts on Heineken UK Products.

This financial support is for the first year, to help you along the way. All quoted figures are based on Star Pubs & Bars FMT rent model

Private Accommodation

There is no private accommodation.



Premises Licence Details

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
12:00 - 23:00	12:00 - 23:00	12:00 - 23:00	11:00 - 00:00	11:00 - 00:00	11:00 - 01:00	11:00 - 23:00

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Pub Financials

Annual Rent	£26,250	Estimated Minimum Ingoing Costs	£13,690
Estimated Annual FMOP (Licensee Profit)	£27,738	Estimated Annual Turnover	£435,442
Representative HEINEKEN UK Brand Discount Per Barrel	£180	Estimated Annual Barrelage	206

Your Investment

Estimated Licensee Fixtures & Fittings Value	£7,970
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£8,000
Deposit Amount	£3,000
Rent In Advance	£505
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	£21,660
Estimated Minimum Ingoing Costs	£13,690

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£733
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 Fully 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 28/11/2020

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