

Hawk Wigan

Carr Lane, Wigan, WN3 5ND



Key Features

-  Monthly Billing
-  Weekly Billing
-  Rolling Tenancy
-  Outdoor Trade

Overview

This Pub is the Hub

Simple to run pub well located in the local shopping strip of a densely populated residential area! With excellent passing trade and a reputation for hosting live music and other popular events, this is an ideal opportunity for an operator who can continue to drive the wet trade while broadening the appeal by introducing a simple snack food offer.

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, the site is in good condition with traditional decor and has a light airy feel due to the large amount of natural light. It is home to a two room trading area with one large main bar overlapping into both rooms. The main bar area has a large volume of fixed seating, perfect for group bookings, offering capacity for 70-80 customers. The dedicated sports bar hosts a variety of gaming machines, and has a hard wood floor alongside movable seating, to ensure the space can be maximised for specific uses to suit around 30 customers.

Externally, it looks fresh and welcoming with traditional signage - helping its kerb appeal. There is an enclosed outdoor courtyard at the front offering around 20-30 seats, and a wealth of car parking for around 60 cars in the immediate area.



Private Accommodation

The private accommodation at the Hawk, consists of two bedrooms, a fitted kitchen, a lounge, dining room, and a bathroom. In line with our 'Ready to Trade Promise', should any works be required, we will ensure your private accommodation is in good order so that you can focus your energy on getting [...]

Premises Licence Details

Please refer to Premises Licence 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 - 00:30	11:00 - 00:30	11:00 - 23:30

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Pub Financials

Annual Rent	£18,500	Estimated Minimum Ingoing Costs	£10,227
Estimated Annual FMOP (Licensee Profit)	£23,279	Estimated Annual Turnover	£280,688
Representative HEINEKEN UK Brand Discount Per Barrel	£185	Estimated Annual Barrelage	301

Your Investment

Estimated Licensee Fixtures & Fittings Value	£5,240
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£3,500
Deposit Amount	£4,625
Rent In Advance	£356
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	£15,906
Estimated Minimum Ingoing Costs	£10,227

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,098
Estimated Annual Maintenance Compliance Charge	£1,126
Estimated Annual Accountancy & Stocktaking Charge (including tills)	£4,908

* 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 02/04/2020

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