

Wrestlers Hatfield

89 Great North Road, Hatfield, AL9 5LP

Key Features



Weekly Billing



Long-Term FRI Lease



Car Park



Refurbishment Planned

Overview

Extensive Refurbishment Planned ? An exciting refurbishment will transform The Wrestlers into a versatile, family-friendly pub. Maintaining its traditional charm, the pub will be completely upgraded, along with a tasteful redecoration creating a traditional and welcoming vibe. The pub's layout will be completely refigured by relocating the toilets to increase the ground floor trading area and significantly increase covers. This, combined with a fantastic new offering, attractive beer garden and a brand-new kids play area, will attract a wealth of customers from all walks of life.

Interested? Apply now!

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

Post-refurbishment, The Wrestlers will be a traditional and welcoming pub with a stylish finish. The pub will offer:

A great drinks selection including premium wines and spirits, craft beer, and quality cider.

A fantastic menu offering delicious, home-cooked food for all ages and occasions.

A stylish bar with a relaxed snug area.

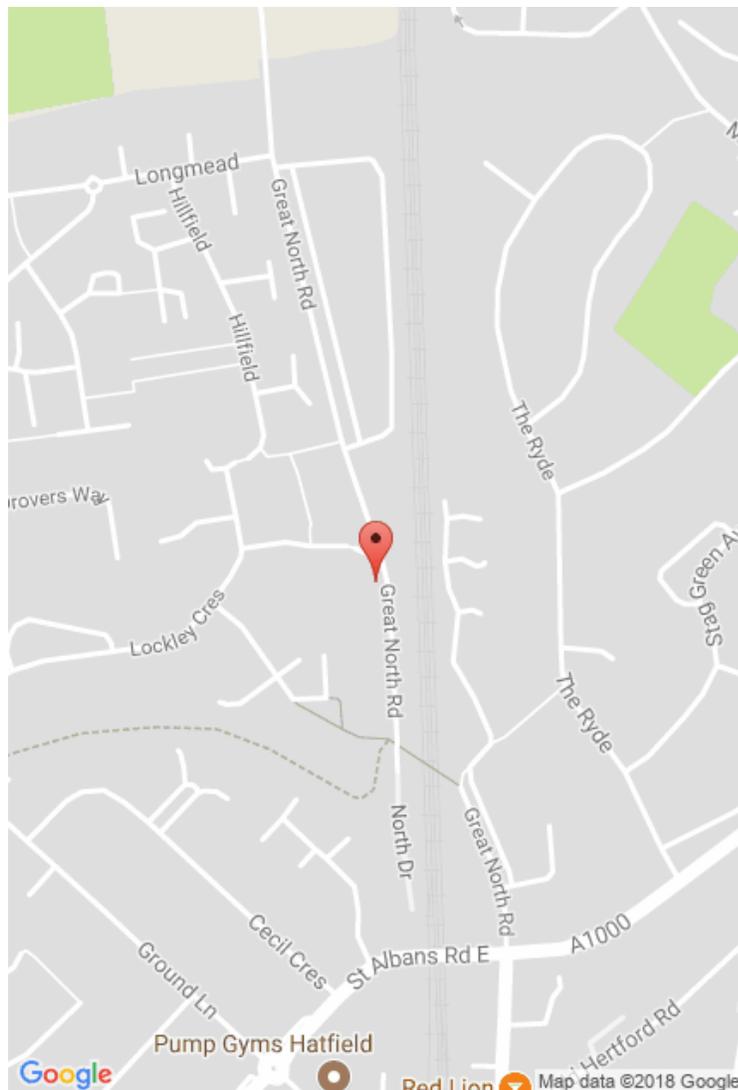
A more intimate dining area which will double as a private function room.

A beautiful garden, which can be enjoyed by all.

A fantastic kids play area.

Weekly quiz nights and the potential for live music.

Live sports on TV.



Private Accommodation

The private accommodation consists of 3 bedrooms, kitchen & bathroom and a lounge. Where required there will be appropriate works carried out in line with the Star Pubs & Bars Ready to Trade Promise.

Premises Licence Details

please see 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 - 01:30	11:00 - 01:30	12:00 - 00:00

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Pub Financials

Annual Rent	£30,000	Estimated Minimum Ingoing Costs	£34,580
Estimated Annual FMOP (Licensee Profit)	£34,522	Estimated Annual Turnover	£431,348
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	191

Your Investment

Estimated Licensee Fixtures & Fittings Value	£14,385
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£8,000
Deposit Amount	£7,500
Rent In Advance	£2,500
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£295
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£34,580
Estimated Minimum Ingoing Costs	£34,580

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,119
Estimated Annual Maintenance Compliance Charge	£789
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 02/04/2020

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