

New Inn Leeds

Eccup Lane, Leeds, LS16 8AU

Key Features

-  Rolling Tenancy
-  Car Park
-  Function Room
-  Refurbishment Planned

Overview

An exciting opportunity near Leeds. We plan to **invest in this well located country pub** to create a brilliant destination pub that will be the **only pub within two miles** of its location. With **affluent demographics**, plenty of outdoor space and opportunities to gain trade from a variety of **tourists** to the area, this is a great opportunity for an **established operator** looking for the next addition to their portfolio of pubs.

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

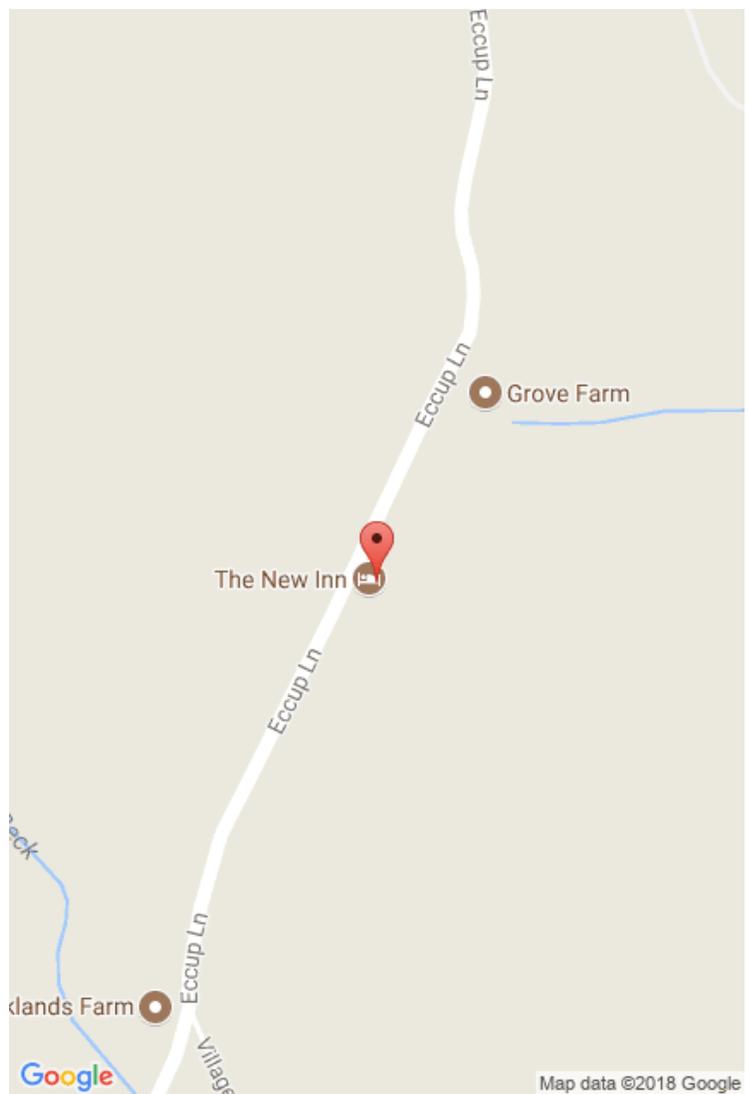
Or visit
www.starpubs.co.uk

Trading Area & Facilities

Our planned "396,000 investment in The New Inn will see all trading areas refurbished to a high standard. We will create two distinct areas within the pub, a bar and a separate dining room - 93 covers in total will be accommodated within these two areas. The overall design of the pub will be rustic with unique modern touches. Features will include fireplaces, wine displays and feature lighting fixtures to create an overall welcoming country pub with a bit of style.

Outside, a new entrance porch to front with a fenced off external area will be created. We will also enhance the existing beer garden with a new external trading space with booth seating. The pub will be repainted and a new signage scheme will be designed as part of the refurbishment.

Applicants should be aware that all refurbishments are subject to final board approval which will be determined as part of the leasing process. Where a significant investment is made in a pub by Star Pubs & Bars, an "Investment Exemption" will be required. The exemption means that the option of a Market Rent Option lease won't be available at rent review for a period of up to seven years for this site, as per The Pub Code (2016).



Private Accommodation

Private accommodation consists of three bedrooms, living room, kitchen and bathroom. In line with our Ready To Trade Promise, we will ensure that the necessary works are completed on the private accommodation so that you can focus on getting your business right.

Premises Licence Details

Please refer to Premises Licence for further details.

Premises Licence Opening Hours

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

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Pub Financials

Annual Rent	£66,500	Estimated Minimum Ingoing Costs	£75,089
Estimated Annual FMOP (Licensee Profit)	£69,258	Estimated Annual Turnover	£696,634
Representative HEINEKEN UK Brand Discount Per Barrel	£150	Estimated Annual Barrelage	232

Your Investment

Estimated Licensee Fixtures & Fittings Value	£45,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£10,000
Deposit Amount	£16,625
Rent In Advance	£1,279
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	£75,089
Estimated Minimum Ingoing Costs	£75,089

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,559
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 05/06/2020

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