

Needless Inn Morley

The Needless Inn, Leeds, LS27 0NZ



Key Features

-  Rolling Tenancy
-  Car Park
-  Catering Kitchen
-  Refurbishment Planned

Overview

The Needless is an established pub known for great food. Are you an experienced food operator?

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

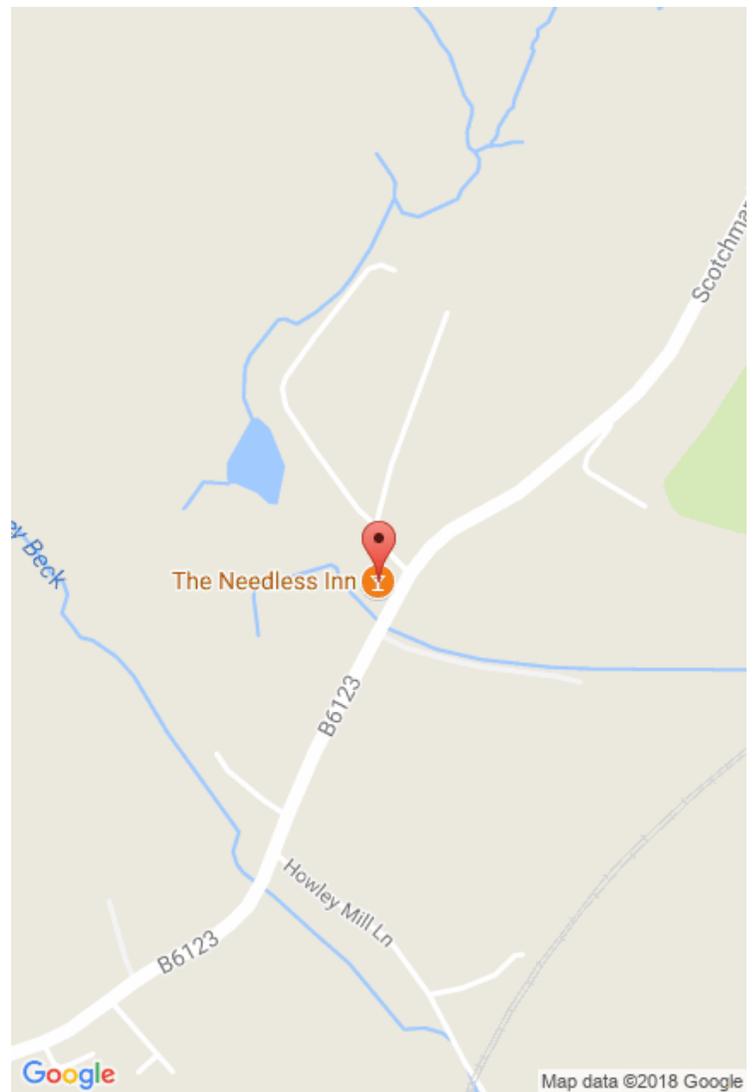
Trading Area & Facilities

Inside, the pub is split into three trading areas - the bar, dining room and snug. The existing wooden flooring in the pub will be stripped and restained throughout. We will also add new carpeting and Karndean flooring to key areas.

The existing fixed seating will be upcycled and we will also add new loose furniture. The bar itself will receive new shelving and an overhead glass gantry. All trading areas will be redecorated with new wall art, lighting and bric a brac added. The WCs will also be fully refurbished.

Post refurbishment, the interior of the pub will be able to accommodate circa 100 covers.

Outside, the pub will be rebranded under the name The Cardigan Arms. We will install new signage and lighting to the exterior. The existing decking area will be restained and we will add a new cover to this space for use in all weather.



Private Accommodation

Private accommodation consists of two bedrooms, living room, kitchen and bathroom.

Premises Licence Details

Please see premises licence for further details.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:00 - 23:00	10:00 - 23:00	10:00 - 23:00	10:00 - 23:00	10:00 - 01:00	10:00 - 01:00	12:00 - 23:00

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Pub Financials

Annual Rent	£36,988	Estimated Minimum Ingoing Costs	£55,351
Estimated Tenants Annual Operating Profit	£36,987	Estimated Annual Turnover	£503,062
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	239

Your Investment

Estimated Licensee Fixtures & Fittings Value	£37,783
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£6,000
Deposit Amount	£9,247
Rent In Advance	£711
Training Fee	£425
Estimated Designated Premises Supervisor / Manager Fee	£55
Premises Licence Fee	£180
Rates Assessment Fee	£50
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£55,351
Estimated Minimum Ingoing Costs	£55,351

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,992
Estimated Annual Maintenance Compliance Charge	£1,862
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 22/06/2021

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