

## Queens Head Wednesbury

100 Brunswick Park Road, Wednesbury, WS10 9QR



### Key Features



Weekly Billing



Rolling Tenancy



Car Park



Catering Kitchen

### Overview

The Queens Head is a beautiful traditional 1930 building with great kerb appeal and is already a well establish business situated in the heart of Wednesbury. It is located less than 2-minute drive from the very busy Gallagher Shopping Park and junction 9 off the M6.

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](mailto:enquiries@starpubs.co.uk)

Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

The Queens Head consists of both a bar and lounge trading area with the bar servery situated to the front of the pub. There is a catering kitchen on site and ample seating in the lounge area to accommodate circa 36 covers. Both trading areas have traditional features and have been maintained to a high standard.

Externally the pub has two outside trading areas, a large enclosed outdoor area including a children play area to the rear of the pub and bench style seating to the front of the pub. The pub has parking to the side for around 20 cars.



## Private Accommodation

The private accommodation consists of three bedrooms with lounge, kitchen dining area, and bathroom. As part of our promise to you, we will ensure your private accommodation is in good order from day one so that you can focus your energy on getting the business right.

## Premises Licence Details

### Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:00 - 00:30	10:00 - 00:30	10:00 - 00:30	10:00 - 00:30	10:00 - 01:00	10:00 - 01:00	11:00 - 23:30

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## Pub Financials

Annual Rent	£28,000	Estimated Minimum Ingoing Costs	£11,518
Estimated Annual FMOP (Licensee Profit)	£31,852	Estimated Annual Turnover	£448,878
Representative HEINEKEN UK Brand Discount Per Barrel	£165	Estimated Annual Barrelage	289

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£10,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£4,000
Deposit Amount	£7,000
Rent In Advance	£538
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
<b>Estimated Total Ingoing Costs</b>	<b>£23,723</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£11,518</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,057
Estimated Annual Maintenance Compliance Charge	£1,469
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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