

Falcon Ipswich

Falcon Street, Ipswich, IP1 1SL




Key Features

-  Foundation Tenancy
-  Catering Kitchen
-  Function Room
-  Outdoor Trade

Overview

Great town centre pub with outdoor terrace, catering kitchen and function room.

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

The pub has a large open plan lounge area with mixed seating that caters for those wanting drinks or a bite to eat. There is also a function room upstairs great for private events. This provides extra seating and there is direct access to the function room.



Private Accommodation

Please note that there are no shower/bathing facilities or any domestic kitchen on site. The private quarters consist of 3 large rooms, a storage room and a toilet with basin.

Premises Licence Details

For full licensing details please refer to the premises license in the download section.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 01:30	11:00 - 01:30	11:00 - 01:30	11:00 - 01:30	11:00 - 03:30	11:00 - 03:30	12:00 - 01:30

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Pub Financials

Annual Rent	£16,770	Estimated Annual Turnover	£277,254
Estimated Tenants Annual Operating Profit	£20,768	Estimated Annual Barrelage	112
Representative HEINEKEN UK Brand Discount Per Barrel	£150		

Your Investment

Estimated Licensee Fixtures & Fittings Value	£8,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£4,193
Rent In Advance	£323
Training Fee	£425
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£19,136
Estimated Minimum Ingoing Costs	£9,943

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£736
Estimated Annual Maintenance Compliance Charge	£1,565
Estimated Annual Accountancy & Stocktaking Charge (including tills)	£6,108
Estimated Annual Repairs Fund	1300

* Maintenance Compliance Charge relates to the fees for various statutory inspections

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 are provided as a guide only and will be finalised as part of the commercial agreement.

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 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

Note that on FRI Agreements deposits will always be 3 month's rent in advance and fixtures and fittings (F&F) must always be purchased.

A deposit of 6 month's rent will be required for operators trading under a Limited Company with no Guarantors.

* All figures quoted are exclusive of VAT

** Deposit build up will be payable over a maximum of 24 months

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**** 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

Note that on FRI Agreements deposits will always be 3 month's rent in advance and fixtures and fittings (F&F) must always 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 27/10/2021

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