

Happy Wanderer Framwellgate Moor

3 Beech Road, Durham, DH1 5JE



Key Features

-  Monthly Billing
-  Weekly Billing
-  Rolling Tenancy
-  Car Park

Overview

Fantastic Community-Focused Pub - Refurbishment Planned!

Due to receive a £384,202 investment from Star Pubs & Bars, the Happy Wanderer will be re-named 'The Framwellgate' and is destined to become a premium community-focused pub with updated decor to create a welcoming and stylish environment for all to enjoy.

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

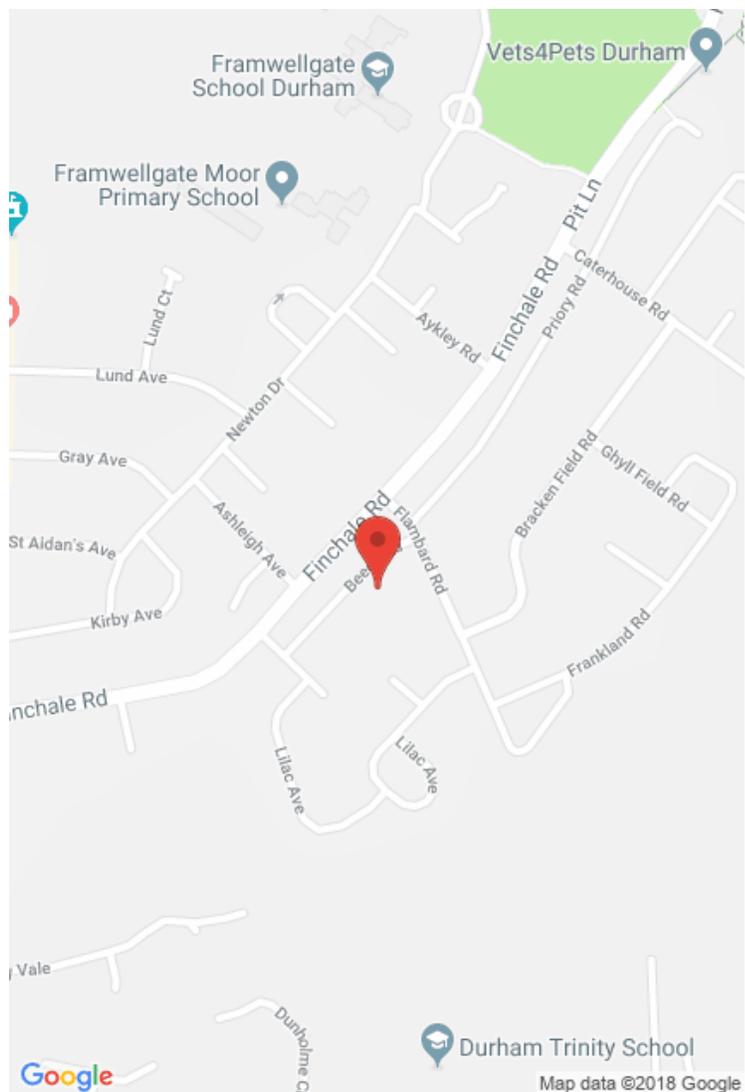
Or visit
www.starpubs.co.uk

Trading Area & Facilities

Extensive Refurbishment Planned - an extensive refurbishment will transform the Happy Wanderer and reposition it as the newly named "Framwellgate" - a premium community pub with a modern finish. The pub's layout will be changed to improve trading areas and include a separate area for loyal locals to enjoy drinks. The decor will be given a fresh modern feel with appealing rustic features, including eclectic timber furniture and deep button leather booth seating, to give a welcoming and attractive feel. This, combined with a brand-new kitchen to support an exciting food offer and new outdoor seating at the front of the pub, will transform this pub into a real community asset.

Externally the pub will undergo a facelift which will see much-improved kerb appeal through a new lighting & signage scheme. The pub's terrace area will be completely refurbished and provide excellent additional appeal in the summer months. There is a car park to the front and ample on-street parking.

Please refer [...]



Private Accommodation

The private accommodation consists of bedrooms, kitchen, bathroom, and 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 refer to the Premises Licence for full details.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
11:00 - 23:00	11:00 - 23:00	11:00 - 23:00	11:00 - 00:00	11:00 - 00:00	11:00 - 00:00	12:00 - 22:30

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Pub Financials

Annual Rent	£36,500	Estimated Minimum Ingoing Costs	£47,850
Estimated Tenants Annual Operating Profit	£40,142	Estimated Annual Turnover	£0
Representative HEINEKEN UK Brand Discount Per Barrel	£140	Estimated Annual Barrelage	299

Your Investment

Estimated Licensee Fixtures & Fittings Value	£29,838
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£6,000
Deposit Amount	£9,125
Rent In Advance	£702
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	£47,850
Estimated Minimum Ingoing Costs	£47,850

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,957
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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