

Miltons Head Buxton

63 Spring Gardens, Buxton, SK17 6BJ



Key Features



Monthly Billing



Weekly Billing



Foundation Tenancy



Music Venue

Overview

The Miltons Head is a popular community pub based in Buxton. Known for its community events, pub games and homemade food, the Miltons Head is an excellent opportunity for an operator that can embrace the locals and create a warm and welcoming atmosphere.

To apply for this pub or for additional information, please contact us directly:

 **Freephone: 08085 94 95 96**
Mon-Fri 09:00-17:00

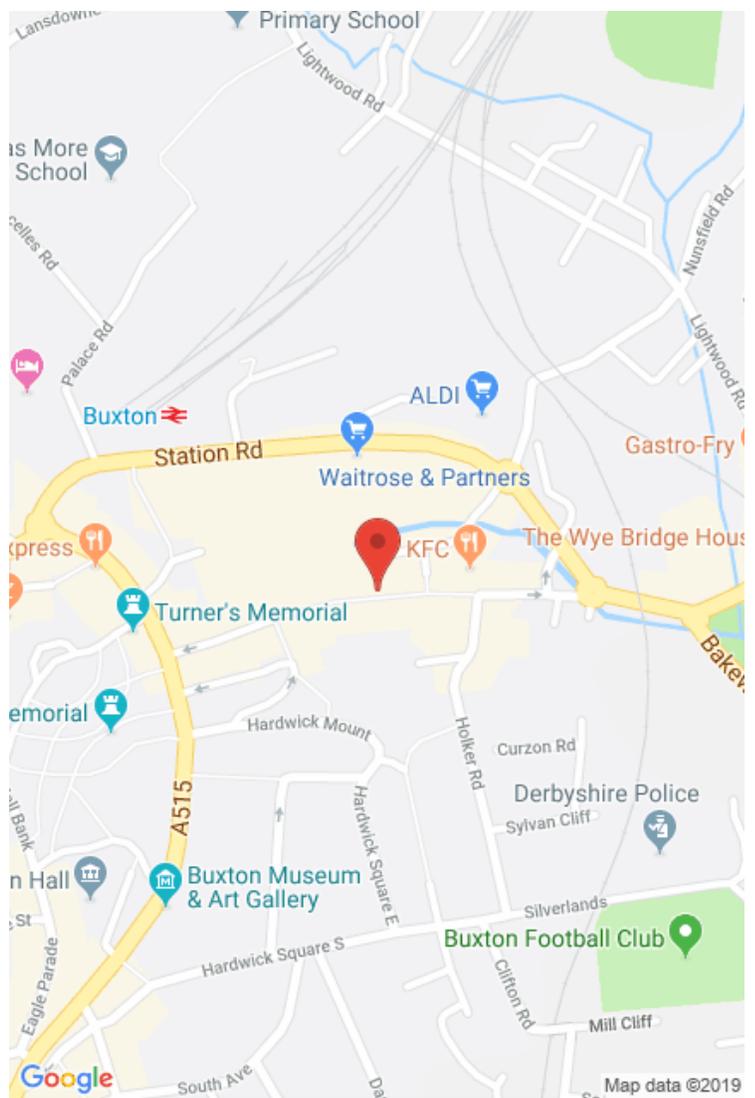
Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

The Miltons head has a mixture of traditional interior. The pub has a small bar lounge as well as a second space for customers looking to either enjoy a drink or some food with a bar server at the end of the pub. The pub has a catering kitchen allowing someone to provide a great food offer.

To the rear of the pub is a small outdoor space with enough space for a few benches.



Private Accommodation

The private accommodation consists of bedrooms, kitchen & bathroom and a lounge and where required there will be appropriate works carried out in line with the Star Pubs & Bars Ready to Trade Promise.

Premises Licence Details

For full licensing details please refer to the premises license.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	12:00 - 22:30

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Pub Financials

Annual Rent	£16,809	Estimated Annual Turnover	£278,386
Estimated Tenants Annual Operating Profit	£17,808	Estimated Annual Barrelage	191
Representative HEINEKEN UK Brand Discount Per Barrel	£160		

Your Investment

Estimated Licensee Fixtures & Fittings Value	£10,000
Estimated Fixtures & Fittings Valuation Fee	NA
Estimated Stock Valuation	NA
Deposit Amount	£4,202
Rent In Advance	£323
Training Fee	£425
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£21,135
Estimated Minimum Ingoing Costs	£9,933

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,718
Estimated Annual Maintenance Compliance Charge	£1,862
Estimated Annual Accountancy & Stocktaking Charge (including tills)	NA
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

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

**** 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 05/08/2021

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