

Crown Shrewsbury

25-28 Abbey Foregate, Shrewsbury, SY2 6BT



Key Features

-  Monthly Billing
-  Weekly Billing
-  Rolling Tenancy
-  Catering Kitchen

Overview

Extensive investment planned that will enhance this traditional listed building both inside and out making it the new go-to place for locals and visitors to the area.

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 refurbishment will involve a complete upgrade of the current space both inside and out. Redecoration of the existing bar area, as well as adding a wider range of seating options and a lush secret garden. There will also be seating at the front of the venue. The changes will truly transform the venue to appeal to a new, wider demographic who are looking for a quintessential pub experience.

A new catering kitchen will be installed which will accommodate a total of 149 covers - 102 Internal and 47 external.

Full details and layout of this amazing transformation are available in the 'Refurbishment Details' download attached to this web page.

Applicants should be aware that all refurbishments are subject to final board approval which will be determined as part of the leasing process. Where a significant investment is made in a pub by Star Pubs & Bars, an "Investment Exemption" will be required. The exemption means that the option of a Market Rent Option lease will not be available at rent review for a period of up to seven years for this site, as per The Pub Code (2016)

Private Accommodation

The private accommodation consists of four bedrooms, a bathroom, and a kitchen with a lounge area. In line with our Ready to Trade Promise, we will ensure the private accommodation is in good condition so that you can focus on your business.



Premises Licence Details

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:30 - 01:30	10:30 - 00:30	10:30 - 00:30	10:30 - 00:30	10:30 - 02:30	10:30 - 02:30	11:30 - 00:30

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Pub Financials

Annual Rent	£33,808	Estimated Minimum Ingoing Costs	£45,912
Estimated Tenants Annual Operating Profit	£35,307	Estimated Annual Turnover	£450,029
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	228

Your Investment

Estimated Licensee Fixtures & Fittings Value	£29,190
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£6,000
Deposit Amount	£8,452
Rent In Advance	£650
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	£45,912
Estimated Minimum Ingoing Costs	£45,912

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,969
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 Fully 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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