

Airedale Heifer Battyeford

53 Stocks Bank Road, Mirfield, WF14 9QB



Key Features

-  Weekly Billing
-  Rolling Tenancy
-  Car Park
-  Catering Kitchen

Overview

The Airedale Heifer is not your average community pub, and with a £169,000 investment planned the site will be a real gem in Mirfield! A fantastic internal modernisation, alongside a great new deck and garden area, will maximise trade throughout the seasons. The site typifies a great local, and our refurbishment will bring it up to date - ensuring its next operator will be able to maximise its established reputation.

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

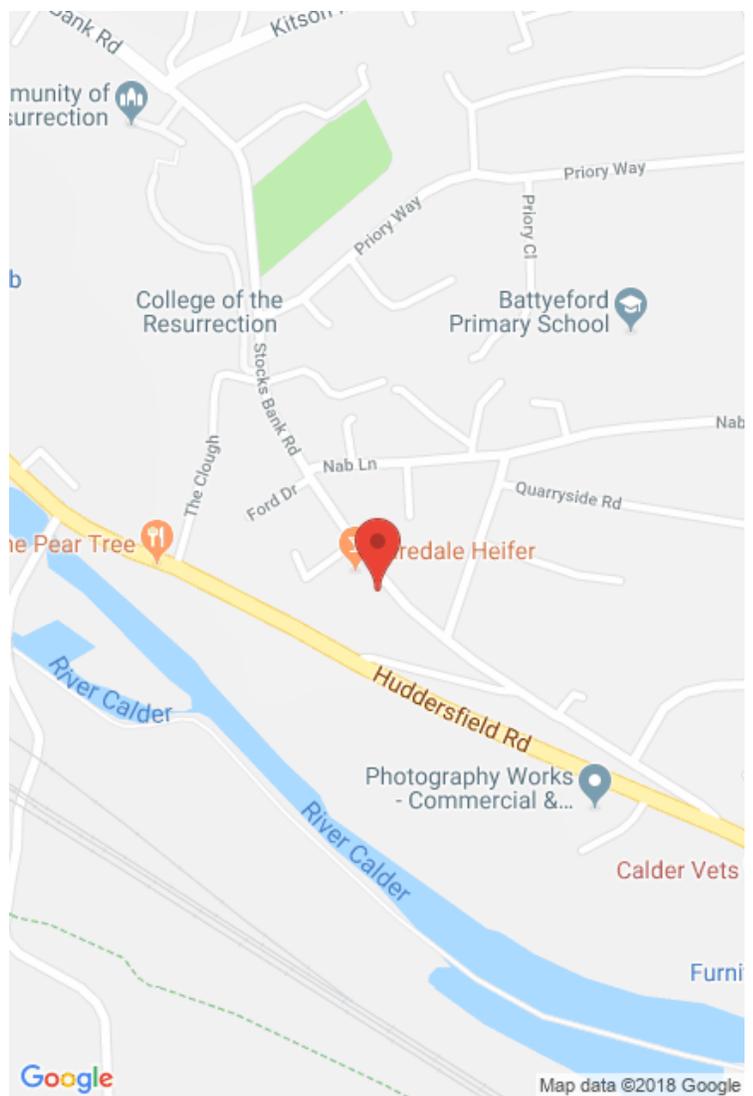
Trading Area & Facilities

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Inside, you will see the modernisation of a much loved local pub with a great rejuvenating scheme including a selection of new furniture, intriguing lighting and the maximisation of the 70+ covers available on the premises. Think leather booths, timber flooring and on trend walls colours.

Outside, the pub gives major kerb appeal with its bold new signage scheme. There will be a great new decked area increasing external covers to 100 + with fixed booth seating and festoon lighting. There is a large and well-kept beer garden at the pub, along with a private car park.

If you want to take a virtual tour of a recent refurbishment we have carried to get a feel for our plans at the Airedale Heifer, then click [here](#)



Private Accommodation

Private accommodation consists of three bedrooms, living room, kitchen and bathroom. In line with our Ready To Trade Promise, we will ensure that the necessary works are carried out on the private accommodation so that you can focus on getting your business right.

Premises Licence Details

Please refer to the Premises Licence for more details.

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 - 01:00	10:00 - 01:00	10:00 - 01:00	12:00 - 23:00

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Pub Financials

Annual Rent	£31,000	Estimated Minimum Ingoing Costs	£37,031
Estimated Annual FMOP (Licensee Profit)	£32,034	Estimated Annual Turnover	£456,546
Representative HEINEKEN UK Brand Discount Per Barrel	£150	Estimated Annual Barrelage	250

Your Investment

Estimated Licensee Fixtures & Fittings Value	£20,000
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£6,500
Deposit Amount	£7,750
Rent In Advance	£596
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£55
Premises Licence Fee	£180
Rates Assessment Fee	£50
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£37,031
Estimated Minimum Ingoing Costs	£37,031

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,234
Estimated Annual Maintenance Compliance Charge	£1,565
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 02/04/2020

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