

## Merlin Billingham

Marsh House Avenue, Billingham, TS23 3QJ



### Key Features

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

### Overview

#### Established Community Pub with Destination Appeal ? Fantastic Opportunity!

The Merlin is an established, friendly community pub in the heart of Billingham, Teesside. We are looking for an experienced operator with a proven track record in dealing with high wet-sales volumes and providing a good quality food offer.

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](mailto:enquiries@starpubs.co.uk)

Or visit  
[www.starpubs.co.uk](http://www.starpubs.co.uk)

## Trading Area & Facilities

Internally, the pub has a comfortable, modern feel with two raised areas and a fireplace. The pub has two rooms, a bar/lounge with pool tables and televisions for live sports and a dining area with fixed seating and high tables. Both areas are serviced by their own bars. The kitchen caters for 82 covers.

Externally, the pub has a prominent roadside position, sitting on a large plot, with parking to both sides. The externals benefited from investment recently to boost the appeal of the pub. There is also a beer garden to the front to help make the most of the summer months.



## Private Accommodation

The private accommodation upstairs consists of three 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 - 23:30	11:30 - 23:30	11:00 - 23:30	11:00 - 00:00	11:00 - 00:30	11:00 - 00:30	11:00 - 23:30

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## Pub Financials

Annual Rent	£61,000	Estimated Minimum Ingoing Costs	£22,361
Estimated Annual FMOP (Licensee Profit)	£61,864	Estimated Annual Turnover	£849,758
Representative HEINEKEN UK Brand Discount Per Barrel	£175	Estimated Annual Barrelage	450

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£9,475
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£10,000
Deposit Amount	£15,250
Rent In Advance	£1,173
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£295
Rates Assessment Fee	£55
Estimated Legal Fees	£650
<b>Estimated Total Ingoing Costs</b>	<b>£38,093</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£22,361</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,082
Estimated Annual Maintenance Compliance Charge	£1,473
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 27/11/2020

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