

## Black Bull Midgley

21 Bar Lane, Wakefield, WF4 4JJ



### Key Features

-  Rolling Tenancy
-  Car Park
-  Catering Kitchen
-  Refurbishment Planned

### Overview

£440,000 investment planned near Wakefield! Are you a skilled food led operator looking for your next big venture? With a great location and affluent demographics, there is lots of potential at The Black Bull.

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

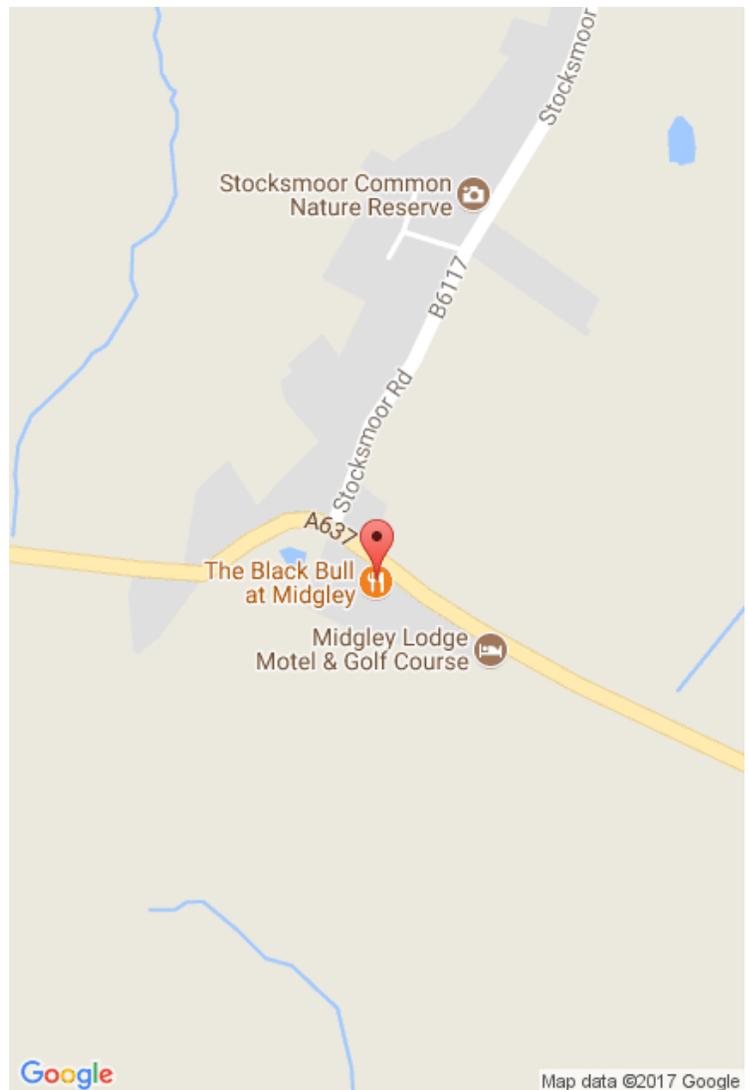
Our considerable investment in The Black Bull will cover all trading areas and the commercial kitchen. We will create a stylish and welcoming pub with tasteful timber flooring, feature light fittings, fireplaces and a variety of seating, including cosy booths. The pub will have a rustic, cosy vibe that also feels refreshingly modern and on trend. Bi fold doors will lead guests onto the large patio terrace.

Outside, we will enhance both the existing patio space and timber structure, along with replacing the roof tiles. The space will be extended to create a gazebo style area to the side of the building. We will also repave the space to create an appealing, on trend al fresco dining space. Festoon lighting and stylish furniture will enhance this further.

New external signage will be designed for the pub, along with a refresh of the car park.

*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 won't be available at rent review for a period of up to seven years for this site, as per The Pub Code (2016).*



## Private Accommodation

Private accommodation at the pub includes three bedrooms, living room, kitchen and bathroom. In line with our Ready To Trade Promise, we will ensure that the private accommodation is brought to a good standard so that you can focus on getting the business side right.

## Premises Licence Details

Please refer to the Premises Licence for further details.

## Premises Licence Opening Hours

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

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)

## Pub Financials

Annual Rent	£75,000	Estimated Minimum Ingoing Costs	£79,968
Estimated Annual FMOP (Licensee Profit)	£75,950	Estimated Annual Turnover	£739,929
Representative HEINEKEN UK Brand Discount Per Barrel	£125	Estimated Annual Barrelage	177

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£49,476
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£8,000
Deposit Amount	£18,750
Rent In Advance	£1,442
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>£79,968</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£79,968</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£0
Estimated Annual Maintenance Compliance Charge	£0
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

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)