


## Shakespeare Inn Newport

66 Upper Bar, Newport, TF10 7AW




### Key Features

-  Weekly Billing
-  Rolling Tenancy
-  Catering Kitchen
-  Refurbishment Planned

### Overview

Exciting refurbishment planned at The Shakespeare Inn, ideally located in the bustling market town of Newport.

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

This refurbishment tastefully combining modern finishes with period features will reposition The Shakespeare Inn as a standout pub, catering to the whole community. Traditional wooden beams, cosy fireplaces, and luxurious furniture will create a homely, traditional pub with plenty of character that will appeal to a wide audience, The seating capacity inside the pub is for 61 covers.

A vibrant beer garden to the rear will increase covers by an additional 72.

The kitchen will be redecorated and refurbished with new appliances catering for cc 133 covers.

**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 at the Shakespeare consists of three bedrooms, a kitchen, a lounge area, and a bathroom. In line with our 'Ready to Trade Promise', should any works be required, we will ensure your private accommodation is in good condition so that you can focus on your business.

## 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 - 23:00	10:00 - 23:00	10:00 - 23:00	10:00 - 01:00	10:00 - 01:00	10:00 - 01:00	12:00 - 22:30

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## Pub Financials

Annual Rent	£28,750	Estimated Minimum Ingoing Costs	£33,259
Estimated Tenants Annual Operating Profit	£30,463	Estimated Annual Turnover	£371,780
Representative HEINEKEN UK Brand Discount Per Barrel	£150	Estimated Annual Barrelage	213

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£18,323
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£7,188
Rent In Advance	£553
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£50
Premises Licence Fee	£180
Rates Assessment Fee	£55
Estimated Legal Fees	£650
<b>Estimated Total Ingoing Costs</b>	<b>£33,259</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£33,259</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,730
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 19/01/2021

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