

## Bouverie Arms Chester

51 Garden Lane, Chester, CH1 4EW



### Key Features



Weekly Billing



Rolling Tenancy



Catering Kitchen



Outdoor Trade

### Overview

This is a well-established business which has recently benefited from a major investment. Located in a popular residential area but literally a 'stone's throw' from the delights of the city centre. This pub has been a favourite with the local community and student population for many years and this represents a great opportunity to take the business to the next level.

To apply for this pub or for additional information, please contact us directly:

 **Freephone: 08085 94 95 96**  
Mon–Fri 09:00–17:00

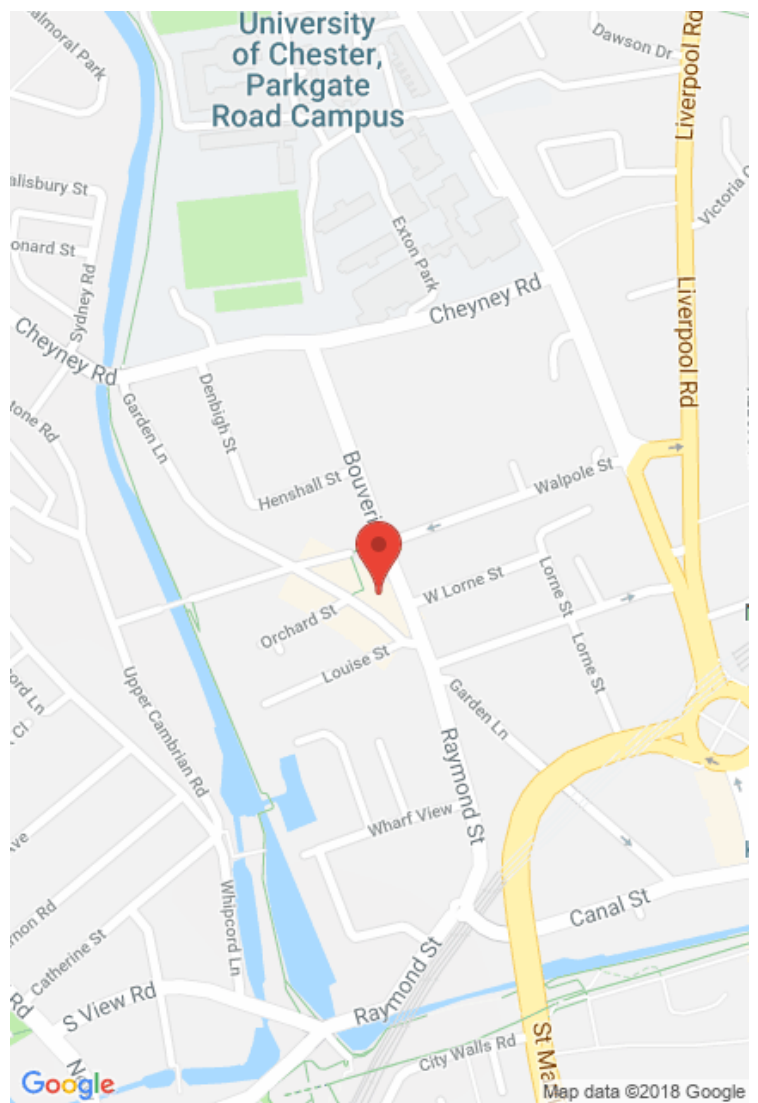
Email us at  
[enquiries@starpubs.co.uk](mailto:enquiries@starpubs.co.uk)

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

## Trading Area & Facilities

Firstly, the pub has great roadside appeal with smart signage and a traditional brick frontage appropriate for the area. As you progress through to the open plan trade area you are greeted immediately by the horseshoe style bar which serves the whole pub. There is a mix of fixed seating facing the windows and great for enjoying some traditional, home cooked pub fayre, along with a number of higher tables more suited to drinkers perhaps taking in the game. There is a good sized commercial kitchen which is able to service the whole of the trading area and garden space.

Finally, there is an extensive garden with covered sections; booth seating and attractive planters which is a fantastic addition to this business and customers flock to this when the sun is shining!



## Private Accommodation

The private accommodation consists of 4 bedrooms, bathroom, and Kitchen with 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.
10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 00:00

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## Pub Financials

Annual Rent	£32,500	Estimated Minimum Ingoing Costs	£10,810
Estimated Annual FMOP (Licensee Profit)	£34,021	Estimated Annual Turnover	£500,808
Representative HEINEKEN UK Brand Discount Per Barrel	£150	Estimated Annual Barrelage	337

## Your Investment

Estimated Licensee Fixtures & Fittings Value	£18,405
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£5,000
Deposit Amount	£8,125
Rent In Advance	£625
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>£34,340</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£10,810</b>

## Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£1,191
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 09/12/2020

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