

Ring O Bells Weaverham

49 Northwich Rd, Weaverham, CW8 3BG



Key Features



Monthly Billing



Weekly Billing



Rolling Tenancy




Catering Kitchen

Overview

Located in the heart of Weaverham, The Ring o Bells is a well-renown business that has served the community for many years as the destination for Sports; Live Entertainment, and a home-made Sunday Lunch.

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

Internally the pub has a warm welcoming atmosphere achieved through its rustic decoration and the use of exposed red brick, wood-burning stove, and wooden furniture. The pub benefits from a separate bar; and lounge; as well as a large reception area on entry which are all accessed by a single bar allowing for ease of service and minimum labour.

Externally the pub features a patio area to the front and rear and a once used bowling green now used as a beer garden and which allows trade to be maximised in the summer months.

There is a catering kitchen on-site and this element of the trade poses an excellent opportunity for future growth with the capacity to cater for 60 covers.



Private Accommodation


Private accommodation consists of three bedrooms, a Lounge, a kitchen, and a Bathroom. 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 - 23:30	10:00 - 23:30	10:00 - 23:30	10:00 - 00:30	10:00 - 00:30	- 00:30 - 23:30	- 23:30

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Pub Financials

Annual Rent	£0	Estimated Minimum Ingoing Costs	£0
Estimated Annual FMOP (Licensee Profit)	£0	Estimated Annual Turnover	£0
Representative HEINEKEN UK Brand	£0	Estimated Annual Barrelage	TBC
Discount Per Barrel			

Your Investment

Estimated Licensee Fixtures & Fittings Value	£0
Estimated Fixtures & Fittings Valuation Fee	£250
Estimated Stock Valuation	£0
Deposit Amount	£0
Rent In Advance	£0
Training Fee	£1,000
Estimated Designated Premises Supervisor / Manager Fee	£60
Premises Licence Fee	£295
Rates Assessment Fee	£50
Estimated Legal Fees	£650
Estimated Total Ingoing Costs	£0
Estimated Minimum Ingoing Costs	£0

Other SP&B Ongoing Charges

Estimated Annual Buildings Insurance	£2,971
Estimated Annual Maintenance Compliance Charge	£789
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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