



A NEW PUB... DESIGNED AROUND YOU

S&N
Scottish & Newcastle
Pub Company

Christie+Co
BUSINESS INTELLIGENCE



Introduction

Christie + Co is delighted to offer a number of public houses to lease on behalf of Scottish & Newcastle Pub Company (part of Heineken UK) where varying levels of capital expenditure have been approved to maximize the trading outlook of the pubs.

These opportunities are located across the UK from Inverness in Scotland down to Truro in Cornwall and have concept proposal documents prepared to assist in visualising the proposition. This is a bold venture for a national pub company in the current market and demonstrates the company's commitment to their leased estate.

Lease terms

Each property is available on a Scottish & Newcastle Pub Company (S&NPC) tied lease for a term of up to 25 years. Rent will increase annually in line with the Retail Price Index and be reviewed every 5 years. The lease will be non-assignable during the first 2 years and 50% of the machine income profit goes to the lessee. Off invoice discounts are available on all tied products. The lease will be on full repairing and insuring terms. A rent deposit equivalent to 3 months annual rent will be required. A precis of the lease terms is available to be downloaded from the website www.christie.com/sandnpccapexterms

Trading details

The premises would have historically traded at varying levels dependent on the tenant and property. Using their robust trading models, S&NPC have arrived at a Post CAPEX project estimate of fair maintainable trade based on the capital expenditure (CAPEX) and market segment proposed for each unit which is detailed in the individual concept proposals. All properties are available with vacant possession.

Trade fixtures and fittings

The Post CAPEX project F&F value is the estimated cost of fitting out the property after the proposed concept, which will have been costed out using S&NPC's trade suppliers. This figure has been estimated and, as a result, the final value may vary from that quoted. All beer raising and monitoring equipment remains the property of the supplier. Personal items in the private accommodation are not included.

Stock and glassware

Where applicable, stock and glassware is to be purchased in addition at valuation.

Licensing information

S&NPC has informed us that all premises have the benefit of a Premises Licence granted by the Local Authority. Properties serving alcohol must have a designated premises supervisor who is the holder of a Personal Licence. Prospective lessees are advised to take appropriate specialist advice, particularly if they do not currently hold a Personal Licence.

Price

The proposed tenant will need to demonstrate that they have sufficient funds to cover the estimated Post CAPEX project F&F value, Post CAPEX project deposit, an allowance for stock and glassware (if applicable), working capital and legal fees. A contribution will be required to S&NPC's legal costs of £475 plus VAT. The above figures are a guide only and in some instances there may be variations from the stated figures.

Timing

It is expected that an "agreement to lease" is reached between both parties' solicitors before the proposed works commence at each property to the levels of CAPEX as agreed. This will be administered by a Project Controller for S&NPC.

Stamp Duty Land Tax

Stamp Duty Land Tax (SDLT) will be payable on the Net Present Value of the rent. SDLT liability is most easily worked out by using the calculator on the HM Revenue & Customs website;
<http://ldcalculator.inlandrevenue.gov.uk/>

Agent's notes

The brief details in this brochure are intended as a general guide and do not form part of any contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Dimensions and areas, where given, are approximate and should be verified by intending purchasers.

SN Scotland & Newcastle

Edinburgh T: 0131 557 6666

NW North West

Manchester T: 0161 833 3311

NC Northern Counties

Leeds T: 0113 389 2700

Nottingham T: 0115 948 3100

MW Midlands & West

Birmingham T: 0121 456 1222
Exeter T: 01392 285600

SE South East

Ipswich T: 01473 256588

Maidstone T: 01622 656000

Milton Keynes T: 01908 300950

Nottingham T: 0115 948 3100

Winchester T: 01962 844455



Inverness

Deeno's Sports Bar

96 Academy Street, Inverness IV1 1LU

Annual rent: £28,000

- Landlord's CAPEX of £100,000
- Trading areas to be refurbished
- Proposed style - City/Mid-Market Local
- Spacious ground floor unit

Edinburgh Office Ref: 52/54772

Situation - Located on Academy Street, in the centre of Inverness, close to the main licensed trade drinking circuit in the fast-developing capital city of the Highland region.

The property - 3-storey detached property of ornate stone construction. Public areas are all on ground floor level.

Description - Ground floor lounge bar with raised pool area (125). Fully-fitted trade kitchen. Unused first and second floors with separate access at the rear.

Development potential - To update the existing interior and exterior of the premises, in particular to change from a young persons' venue to appeal to the older market, over-25s and couples.

Full internal and external refurbishment of the premises to include full redecorations, new and salvaged furniture and light fittings, refurbish existing timber flooring and introduce new carpet areas. Main bar area – remove pool tables etc. Create a dedicated food area with booth seating at windows with pendant. New wallpaper etc to create “female friendly” feel. Remove middle raised area. Create new lounge seating area with bespoke screens and displays and new mock fireplace. Open up existing bar servery and back counter to create better vision and access. Existing toilets to be upgraded. External decoration, with new signage (name change) and lighting required to enhance its presence. General external repairs to be carried out prior to project.

Services - All mains services are connected.

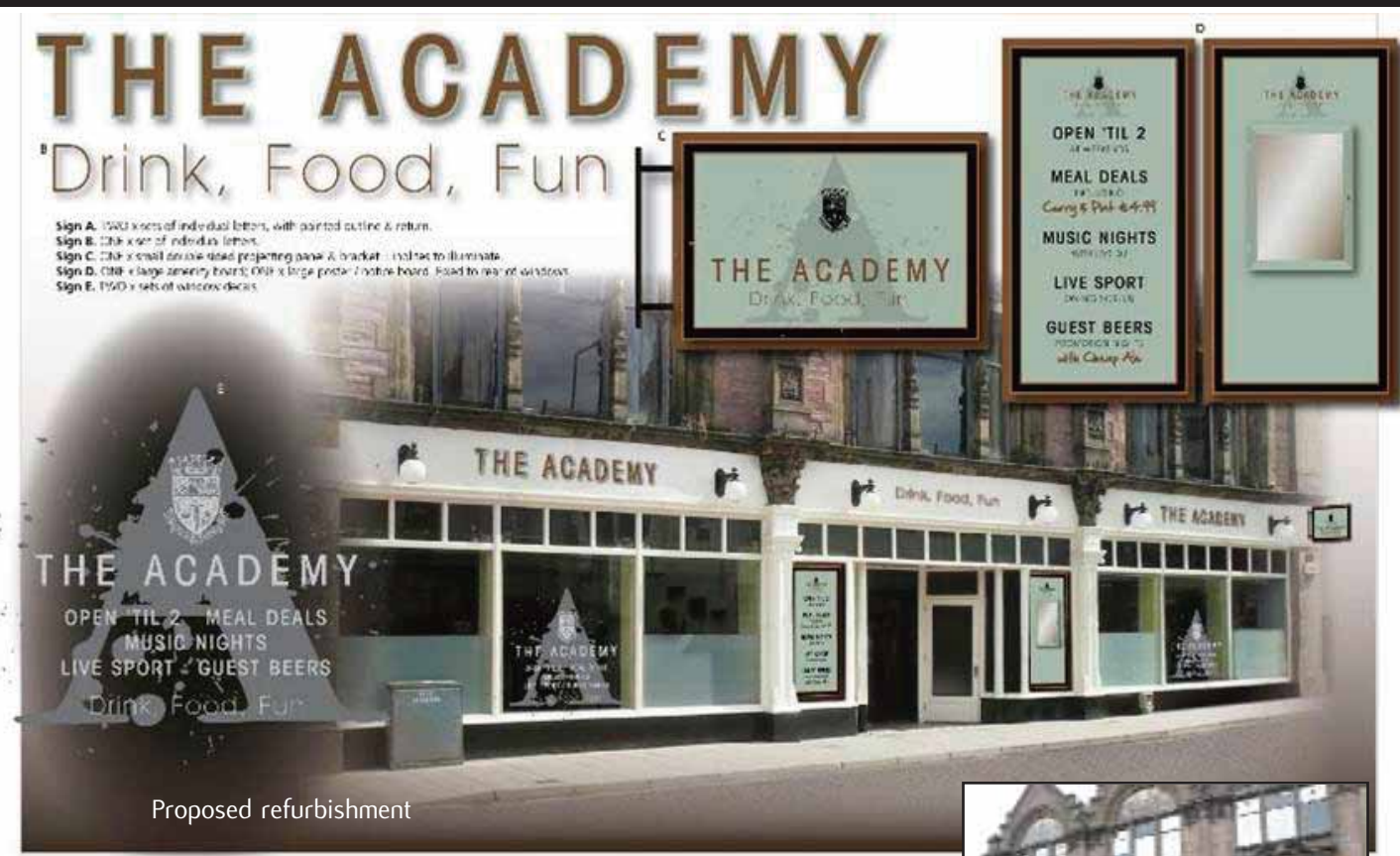
Other details:

- Post CAPEX project rent: £28,000
- Post CAPEX project deposit: £15,792
- Post CAPEX project F&F: £25,000
- Rateable value: £24,000

The ideal lessee is likely to be an experienced operator with knowledge of the local market and with food skills.

Contact

Barry McNeil, Edinburgh Office.
barry.mcneil@christie.com
Mobile: 07734 553 275



Proposed refurbishment

Bolton

Black Horse

Bolton BL4 8HQ

Annual rent: £36,500

- Landlord's CAPEX of £200,000
- Internal rebuild and refurbishment
- Proposed style - community local with food
- Historic landmark hostelry

Manchester Office Ref: 56/51268

Situation - Prominently situated at the intersection of Higher Market Street (the A6053) and High Stile Street, approximately 0.25 miles west of the M61 and A666 (Bolton Road).

The property - 2-storey detached property of coloured rendered brick elevations under a mainly pitched tiled roof, with a large trade extension at the side.

Description - The premises are currently fire damaged and awaiting refurbishment.

Owner's accommodation - 3-bedroom owner's accommodation on the first floor.

External details - Private parking for up to 12 vehicles in the rear yard.

Development potential - Extensive restoration project to rebuild and modernise one of Bolton's oldest pubs and bring it back to its former glory after it was severely fire damaged in 2009.

Full internal rebuild and refurbishment of trading area, including new bar and back fitting. Full external redecoration including new signage and lighting. Design and installation of new trading kitchen. Ladies', gentlemen's & disabled WC refurbishment. Complete refurbishment of upstairs living accommodation.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £36,500 per annum
- Post CAPEX project deposit: £9,125
- Post CAPEX project F & F: TBC
- Rateable value: £24,750

The ideal lessee is likely to be an experienced community operator with food skills.

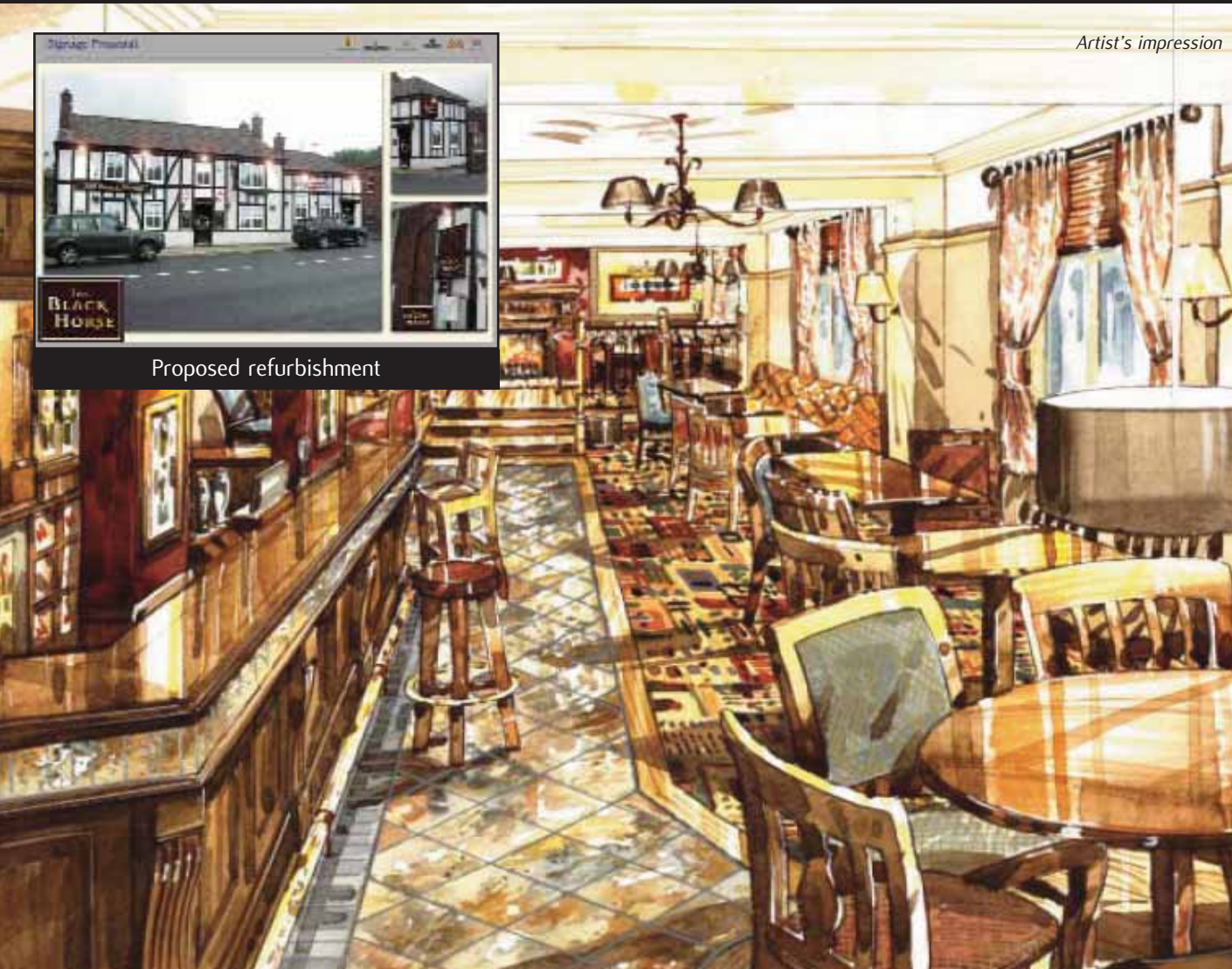
Contact

Keith Stringer, Manchester Office.
keith.stringer@christie.com
Mobile: 07764 241 307



Proposed refurbishment

Artist's impression



Holywell

Red Lion

Llanasa, Holywell, Flintshire CH8 9NE

Annual rent: £30,000

- Landlord's CAPEX of £212,000
- Trading areas to be refurbished
- Proposed style - quality destination dining
- Picturesque detached village inn

Manchester Office Ref: 56/51277

Situation - Centrally located in the picturesque hamlet of Llanasa, one mile south of the Old Coast Road (the A548). Easily accessible one mile northeast of Trelawnyd on the A5151, off the A55 North Wales coast road.

The property - A double-fronted 2-storey detached inn of colour rendered stone elevations beneath a mainly pitched tiled roof, with single-storey ancillary extensions at the rear. Adjacent former barn, currently converted to provide en suite letting bedrooms.

Description - Open-plan lounge and public bars (30). Dining restaurant (52). Trade kitchen. Ground floor cellar.

Owner's accommodation - 3-bedroom accommodation on the first floor, with a small domestic kitchen and bathroom.
NB: Please note the living accommodation requires refurbishment.

External details - Car park (20). Seating area at the front and rear. Raised lawn beer garden with outhouse.

Development potential - Fully refurbish the lounge and public bars, WCs and living accommodation, as well as the letting bedrooms. Proposed interior will create a high-quality dining inn offering fine ales and good food. Exterior redecoration and new signage.

Services - We understand that all mains services are connected (not tested), with the exception of gas. Cooking is by LPG.

Other details:

- Post CAPEX project rent: £30,000 per annum
- Post CAPEX project deposit: £7,500
- Post CAPEX project F & F: £38,000
- Rateable value: £44,750

The ideal lessee is likely to be an experienced food operator.

Contact

Keith Stringer, Manchester Office.
keith.stringer@christie.com
Mobile: 07764 241 307



Proposed refurbishment

Altrincham

Station Hotel

Stamford New Road, Altrincham WA14 1EJ

Annual rent: £27,500

- Landlord's CAPEX of £50,000
- Trading areas to be refurbished
- Proposed style – Community with coffee
- Prominently located 3-storey inn

Manchester Office Ref: 56/51244

Situation - Prominently situated on Stamford Road (the A538) opposite the main railway and bus terminus and within walking distance of the main licensed and retail circuits. Altrincham is an affluent market town approximately 8 miles southwest of Manchester and 2 miles northeast of junction 6 of the M56.

The property - Substantial 3-storey double-fronted property of brick elevations beneath a mainly pitched tiled roof. Attached garage.

Description - Split-level bar area (80) and first floor mezzanine bar (60).

Owner's accommodation - 4-bedroom owner's accommodation on the second floor.

External details - Attached garage, smoking solution and outdoor seating area (30).

Development potential - To fully refurbish the open-bar plan with central bar servery, adding a cafe bar offer to the existing patio. Enhance the exterior and external terrace for "all-day" trading.

Refurbishment of the interior to redesign the pub, including toilets and roof terrace. The refurbishment will provide a split cafe bar/pub offering coffee, drinks, snacks and light meals throughout the day. Exterior redecoration, new signage and the refurbishment/opening of the terrace directly onto the pavement will provide a cafe bar "offer" to passing commuters/shoppers. The external terrace will be refurbished to provide a high-quality area for both shoppers and pub customers throughout the day and evening.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £27,500 per annum
- Post CAPEX project deposit: £12,000
- Post CAPEX project F & F: £15,000
- Rateable value: £42,000

The ideal licensee is likely to be a food-led entrepreneur with a desire to develop a new venture.

Contact

Keith Stringer, Manchester Office.
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Proposed refurbishment



Irlam

White Horse

Liverpool Road, Irlam M44 5BE

Annual rent: £18,000

- Landlord's CAPEX of £179,000
- Trading areas and exterior to be refurbished
- Proposed style - Community local with food
- Good-quality community pub

Manchester Office Ref: 56/51267

Situation - Located at the junction of Liverpool Road (the B5320) and Astley Road, approximately 11 miles from Manchester city centre. Junction 12 of the M62 approximately 5 miles to the north.

The property - 2-storey detached property of brick construction under a pitched tiled roof.

Description - Large open-plan main bar/lounge divided by a central bar servery. Basement level beer cellar.

Owner's accommodation - 4-bedroom owner's accommodation on the first floor.

External details - The property has a large beer garden and drinking area at the rear, accommodating approximately 50 covers.

Development potential - The proposed refurbishment will completely modernise every aspect of the pub and make the White Horse a "local" the community can be proud of.

A complete top-to-bottom refurbishment programme. Full external redecoration with new signage and lighting installation. Full internal redecoration of the trading area and living accommodation. New design, build and installation of new bar top and backbar. Reconfiguration of lounge with new stage area. Construction of raised external drinking area at the rear of the pub. Refurbishment of toilets and trade kitchen. New cellar design layout with completely new dispense and cooling equipment. New landscaped beer garden.

Services - We are advised that all mains services are connected.

Other details:

- Post CAPEX project rent: £18,000 per annum
- Post CAPEX project deposit: £4,250
- Post CAPEX project F & F: £20,000
- Rateable value: £32,250

The ideal lessee is likely to be an experienced community operator with food skills.

Contact

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Proposed refurbishment



Artist's impression

Warrington

Ye Olde Red Lion

Manchester Road, Rixton, Warrington WA3 6JT

Annual rent: £25,000

- Landlord's CAPEX OF £20,000
- New external signage (interior recently refurbished)
- Proposed style - Aspirational Destination
- 3-storey detached inn

Manchester Office Ref: 56/51245

Situation - Prominently situated adjacent to Liverpool Road (the A57) in a semi-rural location, approximately 5 miles northeast of Warrington, accessible via the A57, 3 miles northeast of junction 21 of the M6.

The property - 2-storey detached property of rendered brick elevations beneath a predominantly pitched tiled roof, with a single-storey ancillary extension.

Description - Open-plan lounge, public bar and snug (52), vault (30) and dining conservatory (36).

Owner's accommodation - 4-bedroom owner's accommodation on the first floor.

External details - Lawn beer garden and patio area (40). Car park (40).

Development potential - New external signage is proposed. The interior was refurbished recently.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £25,000 per annum
- Post CAPEX project deposit: £5,000
- Post CAPEX project F & F: £18,000
- Rateable value: £24,500

The ideal licensee is likely to be an experienced food operator.

Contact

Linda Boyle, Manchester Office.

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Mobile: 07967 371 962



Butcher's Arms

Main Road, Marsh Lane, Eckington, Sheffield S21 5RH

Annual rent: £26,000

- Landlords CAPEX of £158,000
- Trading areas to be refurbished
- Proposed style - Country Pub with Food
- Substantial detached pub with car park

Leeds Office Ref: 54/54940



Situation - Situated on the B6056 (Main Road) within the village of Marsh Lane, approximately 1 mile west of Eckington, 9 miles south of Sheffield and 4 miles east of junction 30 of the M1.

The property - Substantial 2-storey detached property mainly of stone construction under a pitched slate roof. The advised total site area extends to approximately 0.475 acres.

Description - Spacious accommodation, including an open-plan lounge/dining room plus separate public bar/games room, catering kitchen and stores.

Owner's accommodation - 3-bedroom owner's accommodation on the first floor.

External details - Substantial car park (25) and beer garden at the rear plus forecourt parking area at the front (6).

Development potential - To create an extended and fully refurbished open bar plan with central bar servery, offering quality dining and entertainment to both the local community and passing trade. Enhance the exterior to maximise 'kerb side appeal' (on this busy arterial road) and maximise use of the front beer patio and the extensive rear beer garden.

Carry our structural alterations /extensions to redesign the pub including new toilet accommodation and extended prep kitchen. Fully refurbish the interior to create a village local offering quality food and entertainment to the local community/ passing trade. Exterior redecoration, new signage and beer patio to frontage will enhance country pub image. Improved visibility of and access to, the rear lawn beer garden/smoking solution gives the opportunity for the operator to develop the business further.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £26,000
- Post CAPEX project deposit: £7,700
- Post CAPEX project F&F estimate: £25,000
- Rateable value: £11,500

The ideal lessee is likely to be an experienced community food operator.

Contact

Martin Stansmore, Leeds Office.
martin.stansmore@christie.com
Mobile: 07812 416 464

Proposed refurbishment

Nottingham

Chequers Inn

High Road, Beeston, Nottingham NG9 4AF

Annual Rent **£28,500**

- Landlord's CAPEX of £60,000
- Trading areas to be refurbished
- Proposed style - Community Pub
- 3-storey detached property

Nottingham Office Ref: 57/51914

Situation - Located on High Road on the edge of the town of Beeston, close to Chilwell. Situated just off the A6005, approximately 2 miles from Nottingham city centre.

The property - 3-storey, detached brick-built property under a pitched tiled roof, with rendered elevations at the front.

Description - 2 bar areas (60), raised lounge (30) and pool area. Unused function room, currently used for storage.

Owner's accommodation - 3-bedroom owner's accommodation situated on the first and second floors. 2 further unused rooms with potential for further bedrooms.

External details - Beer patio at the front (12), raised decked beer patio at the rear (25) and canopy for smoking solution.

Development potential - To fully refurbish the main bar and toilets. Enhance the exterior to maximise "kerb-side appeal" on this busy road junction.

Redecoration of the interior of the pub and toilets. The proposed interior will create a high-quality community pub offering fine ales and entertainment. Exterior redecoration, new signage and beer patio at the front will enhance the high-quality image.

Services - All mains services are connected.

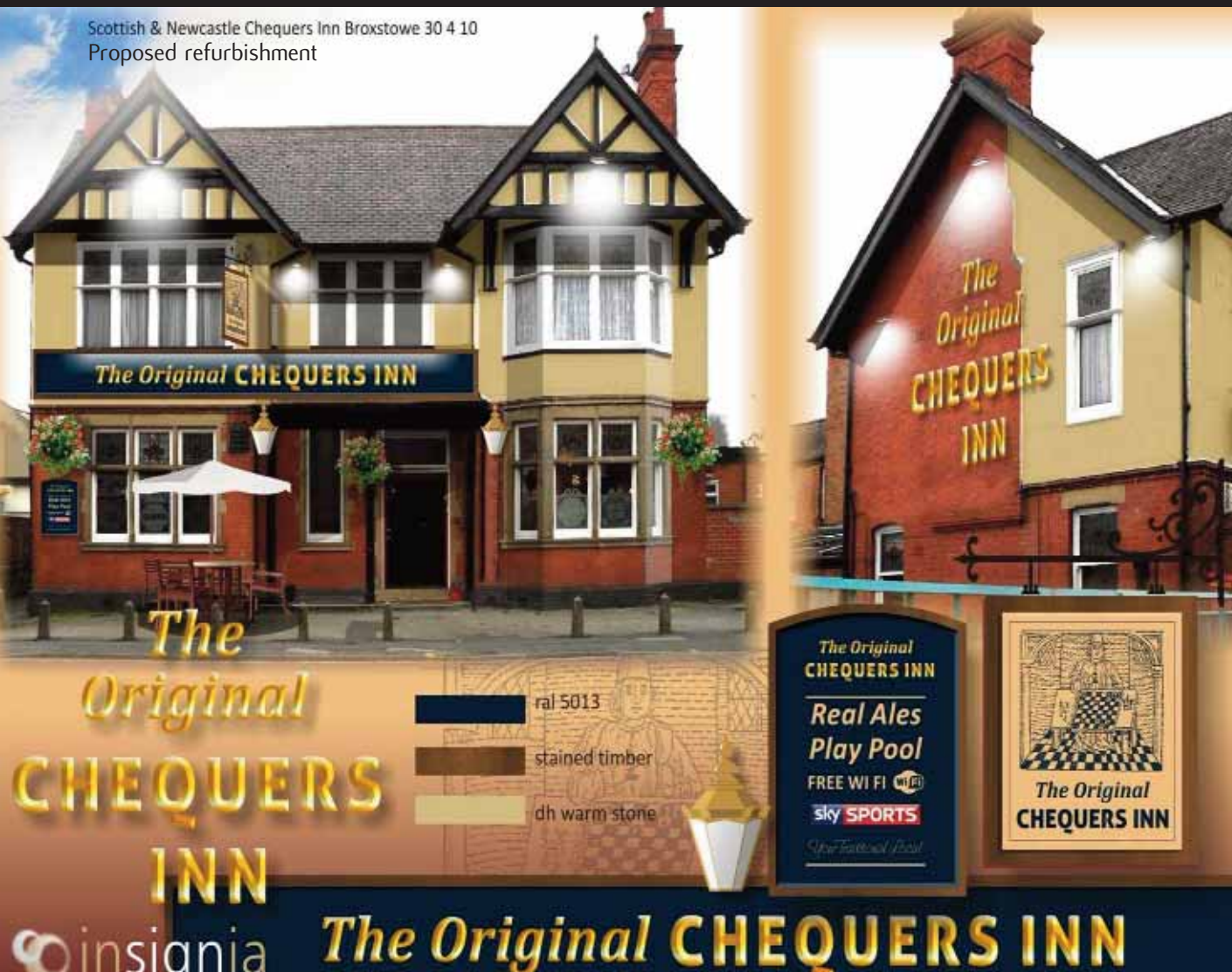
Other details:

- Post CAPEX project rent: £28,500
- Post CAPEX project deposit: £8,500
- Post CAPEX project F & F: £15,000
- Rateable value: £24,750

The ideal lessee is likely to be an experienced community local and food operator.

Contact

Ben Freckingham, Nottingham Office.
ben.freckingham@christie.com
Mobile: 07764 241 338



Halifax

Portman + Pickles

Market Street, Halifax HX1 1PB

Annual rent: £21,850

- Landlord's CAPEX of £30,000
- Trading areas to be refurbished
- Proposed style - Quality Traditional Pub
- Town centre pub in busy position

Leeds Office Ref: 54/54937

Situation - Located in the centre of the market town of Halifax, opposite The Woolmarkets on Market Street. There are many High Street retailers nearby including Marks and Spencer. There is an entrance from Market Street and from the indoor market at the rear. Halifax is approximately 15 miles west of Leeds city centre.

The property - 3-storey mid-terrace building.

Description - Bar area (30) with bar servery and separate lounge (40) with bar servery. Games room. Small kitchen and extensive cellar and storage areas.

Owner's accommodation - 3-bedroom owner's accommodation on the first floor and several rooms on the second floor which are unused.

Development potential - To create a fully refurbished high-quality lounge bar with a games area.

Full internal sparkle to trade areas: redecoration, new carpet, new light fittings, install some new furniture and refurbish existing.

Services - All mains services are connected.

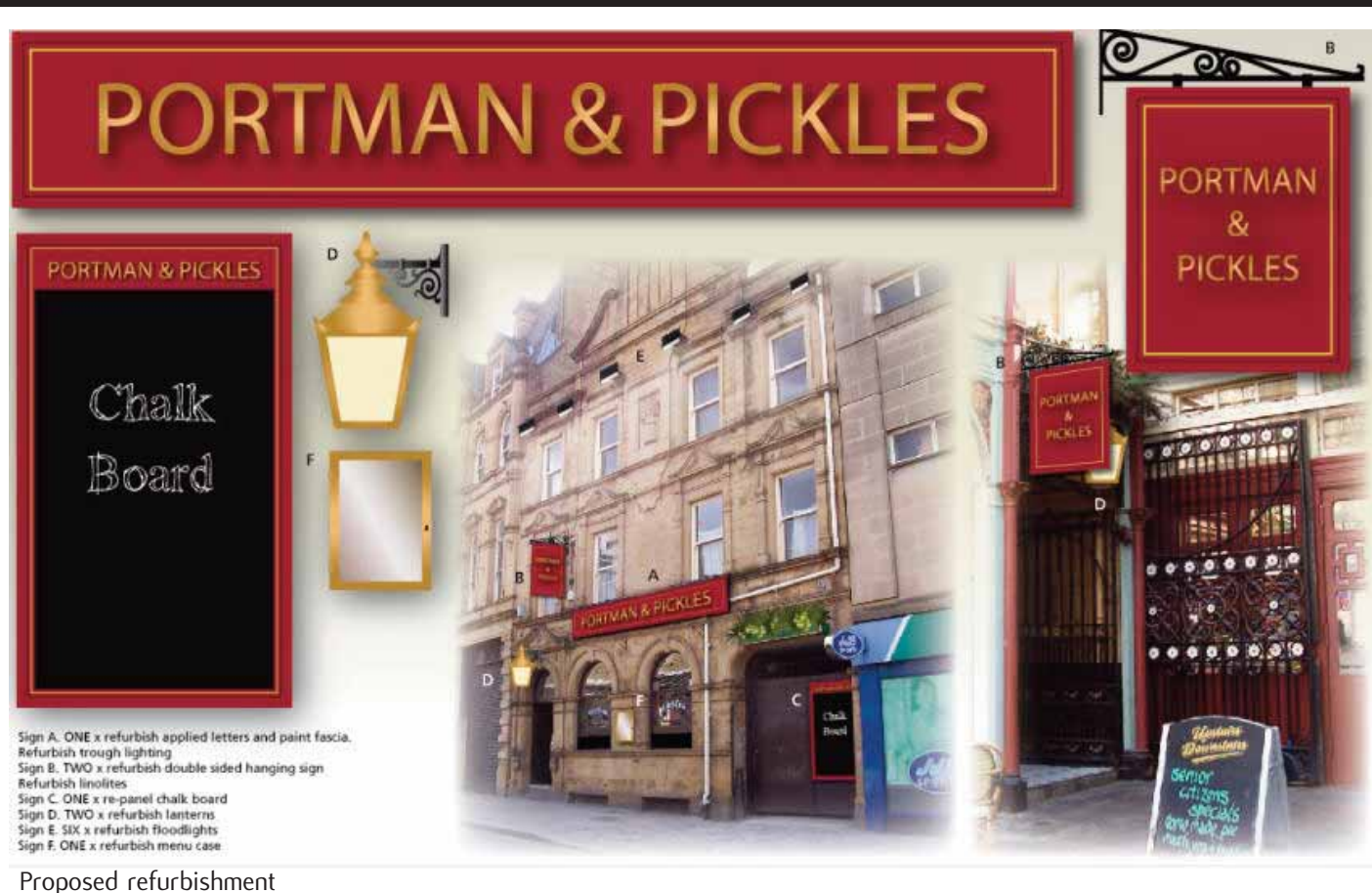
Other details:

- Post CAPEX project rent: £21,850
- Post CAPEX project deposit: £6,500
- Post CAPEX project F&F: £15,000
- Rateable value: £31,000

The ideal lessee is likely to be an experienced community local operator.

Contact

David Lee, Leeds Office.
david.lee@christie.com
Mobile: 07764 241 337



Armthorpe

Tadcaster Arms

Armthorpe DN3 2BY

Annual Rent **£33,000**

- Landlord's CAPEX of £220,000
- Trading areas to be refurbished
- Proposed style - Community operation with food
- Substantial detached public house and grounds

Leeds Office Ref: 54/54950

Situation - On the main Doncaster Road, close to Armthorpe town centre, approximately 4 miles east of Doncaster town centre and 2 miles west of junction 4 of the M18.

The property - A substantial part 2-storey part single-storey detached property of brick construction under pitched slate roofs.

Description - Locals' bar, lounge, function room and dining room with access to an external dining area.

Owner's accommodation - Not inspected, but believed to offer spacious private accommodation including lounge, kitchen, 3 bedrooms, bathroom and WC.

External details - The property occupies a substantial site of approximately 0.82 acres and offers parking areas at the front and side (30) plus patio area and large gardens at the rear.

Development potential - To structurally alter and fully refurbish the trading area (excluding the function room) forming an open-plan bar with central bar servery. Enhance the exterior to maximise 'kerb side appeal' (on this busy arterial road)

Refurbishment of the interior to redesign the pub including new toilets/prep kitchen and rear dining room with access to the garden area. The proposed interior will create a good-quality community pub offering fine ales, dining, entertainment and a games/sports tv bar. Exterior enhancements, redecoration, new signage to the frontage will enhance the quality image.

Services - All mains services are connected.

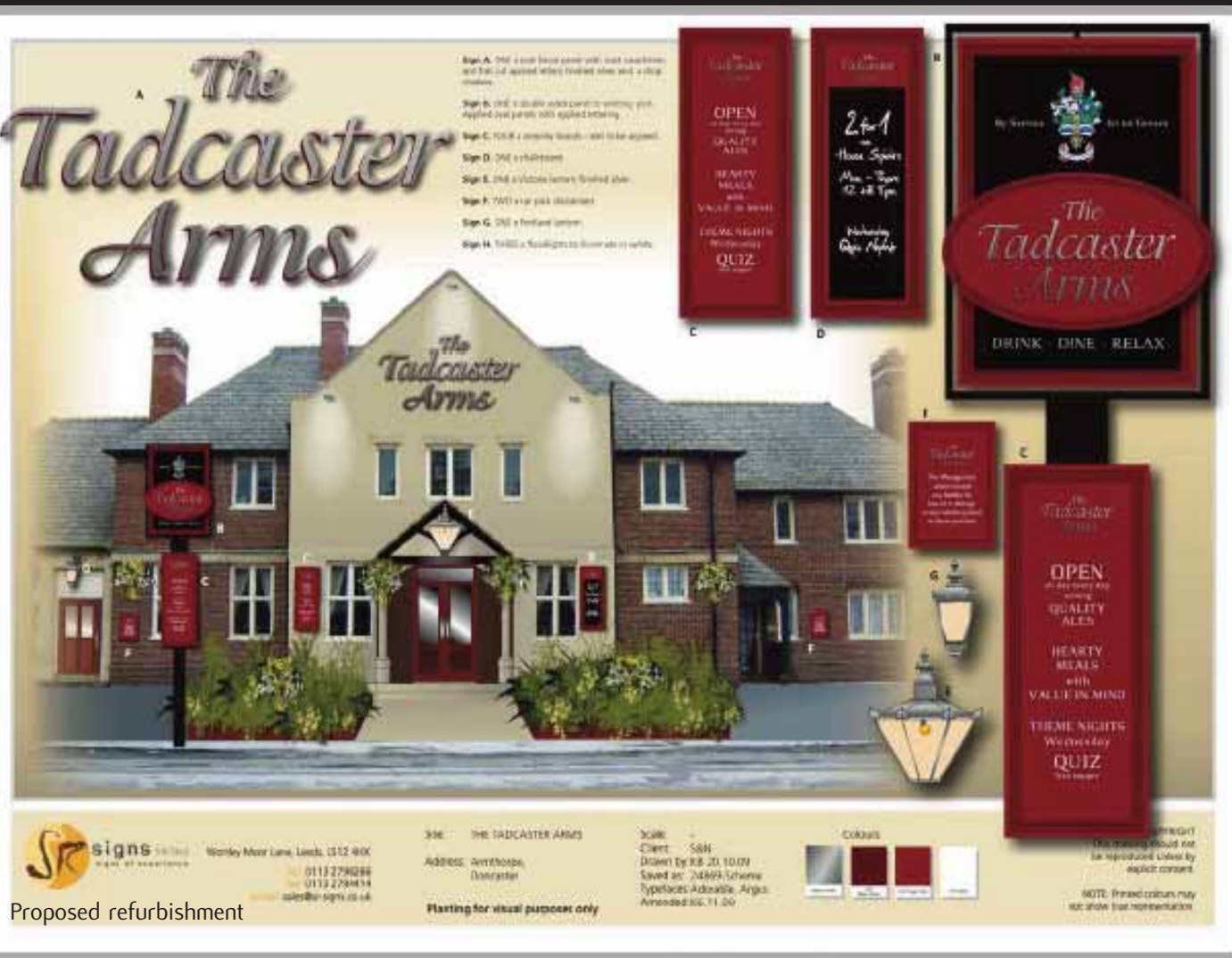
Other details:

- Post CAPEX project rent: £33,000
- Post CAPEX project deposit: £8,250
- Post CAPEX project F & F: £40,000
- Rateable value: £6,250

The ideal lessee is likely to be an experienced community local and food operator.

Contact

Martin Stansmore, Leeds Office.
martin.stansmore@christie.com
Mobile: 07812 416 464



Proposed refurbishment

The Nags Head

161 High Street, Henley-in-Arden, Warwickshire B95 5BA

Annual rent: £25,000

- Landlords CAPEX of £100,000
- Trading areas to be refurbished
- Proposed Style – Community Local with Food
- Prominent High Street location

Birmingham Office Ref: 58/53867

Situation - Located on the A300 (High Street) in the heart of the affluent town of Henley in Arden. Approximately 8.5 miles northwest of Stratford upon Avon and 10 miles west of Warwick, accessed via junction 4 of the M42 and junction 16 of the M40.

The property - 3-storey mid-terrace property of brick construction beneath a pitched tiled roof.

Description - Open-plan lounge and public bar (65) with games area.

Owner's accommodation - 3-bedroom owner's accommodation on the first and second floors.

External details - Car park at the rear (16) and beer garden (100).

Development potential - Further details will be available shortly.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £25,000
- Post CAPEX project deposit: £10,000
- Post CAPEX project F&F: £18,000
- Rateable value: £21,750

The ideal lessee is likely to be an experienced, multi-disciplined community pub operator.

Contact

Gavin Wright, Birmingham Office.
gavin.wright@christie.com
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Sutton Coldfield

Reddicap Tavern

20 Hollyfield Road South, Sutton Coldfield B76 1NX

Annual Rent **£35,000**

- Landlord's CAPEX of £125,000
- Trading areas to be refurbished
- Proposed style – Quality Community Pub
- Substantial detached public house

Birmingham Office Ref: 58/53870

Situation - Located on Hollyfield Road (the B4148) in the suburb of Sutton Coldfield, opposite a parade of shops.

The property - 2-storey detached property of brick construction under pitched tiled roofs.

Description - Open-plan lounge and public bar with games area (80). Small trade kitchen.

Owner's accommodation - 5-bedroom owner's accommodation on the first floor.

External details - Car park (50), trade garden and smoking solution.

Development potential - To modify and fully refurbish the trading area forming an open-plan bar with central bar servery. Enhance the exterior to maximise "kerb-side appeal" on this busy arterial road.

Refurbishment of the interior to redesign the pub, including refurbished toilets/preparation kitchen and lounge bar with access to the rear smoking area. The proposed interior will create a high-quality community pub offering fine ales, snacks, entertainment and games/sports TV bar. Exterior enhancements, redecoration and new signage to the front will enhance the high-quality image.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £35,000
- Post CAPEX project deposit: £12,000
- Post CAPEX project F&F: £18,000
- Rateable value: £35,500

The ideal lessee is likely to be an experienced community local operator.

Contact

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Truro

Unicorn Inn

Beach Road, Porthtowan, Truro TR4 8AD

Annual rent: £45,000

- Landlord's CAPEX of £175,000
- Lounge bar/restaurant to be refurbished
- Proposed style - Rural/Village-Community
- Substantial detached public house

Exeter Office Ref: 32/58871

Situation - Porthtowan is located on the north coast of West Cornwall, approximately 4.5 miles from Redruth, 11 miles from Truro and 3 miles from St Agnes. The A30 provides transport links to the rest of the country and into Devon, which is just a few minutes away by road. Porthtowan is well known as a popular local seaside resort and attracts an influx of visitors during the summer season.

The property - 2-storey detached property of brick construction with rendered elevations under a pitched tiled roof with extensions at the front and side.

Description - Open-plan lounge and public bar (74) with games area, function room (40) and fully-fitted trade kitchen.

Owner's accommodation - 6-bedroom owner's accommodation split over the ground and first floor.

External details - Car park (22) and partially decked beer garden (84).

Development potential - To update the existing interior and exterior of the premises, in particular the interior which is looking very tired and lacks atmosphere. To encourage both local and tourist trade and improve the food offer/carvery. In addition, the intention is to develop and modernise the disused letting accommodation to provide 3 en suite letting bedrooms, complete with 1 family bedroom.

Full internal and external refurbishment of the premises to include full redecorations, new and salvaged furniture, decorative light fittings and floor finishes. Alteration to the bar and creating of new snug for local trade and improved atmosphere for dining. Full refurbishment to main toilets together with works to facilitate letting accommodation. Externally, full decorations, signage and lighting together with a new timber pergola and fire pit to enhance the visual appearance.

Services - All mains services are connected.

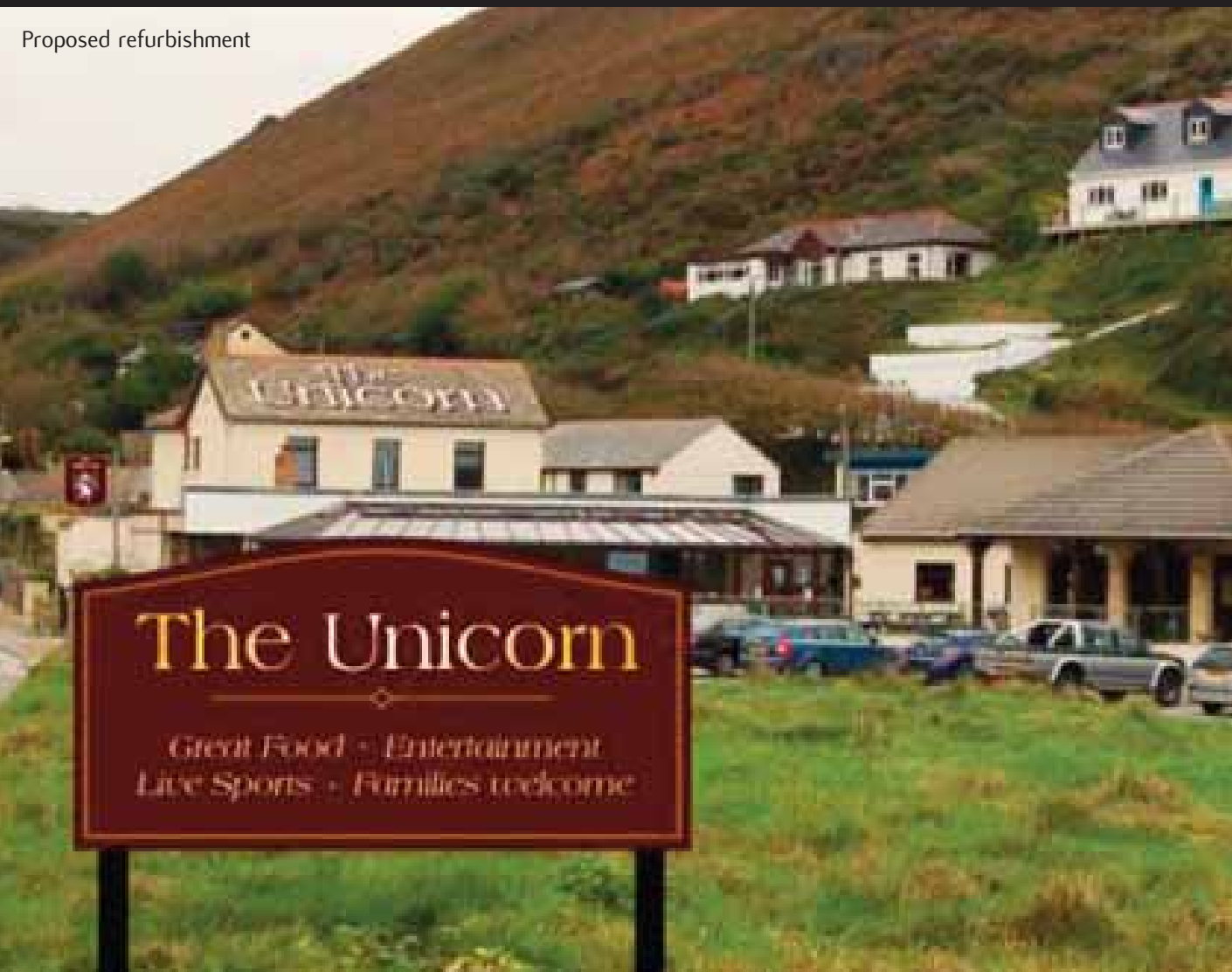
Other details:

- Post CAPEX project rent: £45,000
- Post CAPEX project deposit: £14,000
- Post CAPEX project F&F estimate: £56,000
- Rateable value: £31,200

The ideal lessee is likely to be an experienced, multi-disciplined community pub operator.

Contact

Jon Clyne, Exeter Office.
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Proposed refurbishment

Surrey

Bear & Ragged Staff

The Street, Wrecclesham, Farnham, Surrey GU10 4QR

Annual rent: £44,750

- Landlords CAPEX of £158,000
- Trading areas to be refurbished
- Proposed style - City/Mid Market Local
- Substantial detached pub with car park

Winchester Office Ref: 38/57890

Situation - Located on the busy A325 in a suburb of Farnham, approximately 2 miles southwest of Farnham town centre.

The property - 2-storey detached character building with whitewashed elevations under a pitched tiled roof.

Description - Three connecting bar areas comprising main bar, snug bar and large sports bar.

Owner's accommodation - 2-bedroom staff/owner's accommodation on the first floor.

External details - Car park at the rear (13), outdoor trading area (25) and detached barn.

Development potential - The Bear & Ragged Staff is currently a local community pub, driven from wet trade and local sales. We are proposing to change the segmentation of the pub to an aspirational destination food-led operation, with high-quality cask ales and high-quality food offer, made with locally sourced products.

Externally, the proposal is to carry out external decorations and extensive repairs together with new external signage and lighting. The barn at the rear will be stabilised together with a new first floor beer terrace being constructed. Internally it is intended to transform the property with substantial alterations, including a "theatre" kitchen and new terrace lounge, together with a full refurbishment to remaining areas. A new disabled WC will also be provided, together with substantial alterations to both men's and ladies' WCs. In addition, all mechanical and electrical services are to be upgraded. The refurbished property will have the capacity of 94 covers with a further 20 covers in the new 434 sq ft external terrace. The internal trading area will increase to 1,214 sq ft.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £44,750
- Post CAPEX project deposit: £15,000
- Post CAPEX project F&F: £86,952
- Rateable value: £20,400

The ideal lessee is likely to be an experienced food operator.

Contact

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Proposed refurbishment



Boys Head

Oundle Road, Woodston, Peterborough PE2 9PJ

Annual rent: 17,000

- Landlord's CAPEX of £50,000
- Trading areas to be refurbished
- Proposed style - Quality Community Pub
- Prominent detached public house

Ipswich Office Ref: 14/56657

Situation - Located at the junction of the A605 (Oundle Road) and Brewster Avenue, approximately 0.5 miles southwest of Peterborough city centre. Junction 17 of the A1(M) is approximately 4 miles to the west.

The property - 2-storey detached property of brick construction under a pitched tiled roof, with a flat roof single-storey extension at the rear.

Description - 2 separate bars divided by a central entrance. Trade kitchen, office and 2-section ground floor cellar.

Owner's accommodation - 4-bedroom owner's accommodation on the first floor and a separate domestic kitchen on the ground floor.

External details - Car park (25+), enclosed yard and an outbuilding housing 3 garages.

Development potential - To fully refurbish the games room, lounge bars and toilets. Enhance the exterior to maximise "kerb-side appeal" on this busy road junction.

Refurbishment of the interior of the pub and toilets. The proposed interior will create a high-quality community pub offering fine ales, good food and entertainment. Exterior redecoration, new signage and beer patio at the front will enhance the high-quality image.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £17,000 per annum
- Post CAPEX project deposit: £5,000
- Post CAPEX project F&F: £20,000
- Rateable value: £10,000

The ideal lessee is likely to be an experienced community operator with food skills.

Contact

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Proposed refurbishment

High Wycombe

Hour Glass

144 Chapel Lane, High Wycombe HP12 4BY

Annual Rent £37,500

- Landlord's CAPEX of £98,000
- Trading areas to be refurbished
- Proposed style - Community Broad Base
- Substantial detached public house

Enfield Office Ref: 24/56991

Situation - Located on the A4010, in a residential area on the outskirts of High Wycombe on a busy road junction opposite a petrol station and bus stop. Within a short distance from the Wycombe Wanderers' football stadium, with good access to junction 4 of the M40 and the A404.

The property - 2-storey detached property with partially rendered elevations under a pitched tiled roof, with single-storey extensions.

Description - Open-plan lounge and public bar (80) with games area. Fully-fitted trade kitchen.

Owner's accommodation - 3-bedroom owner's accommodation on the first floor.

External details - Car park at the front (20) and outdoor trading area (30).

Development potential - The property is situated in a residential area on the outskirts of High Wycombe, on a busy road junction opposite a petrol station and bus stop. The pub also benefits from its proximity to the Sands Industrial Estate and Wycombe Wanderers' football stadium. This well-positioned community broad-based pub, with car park at the front and rear terrace garden, requires fully refurbishing to bring it back to its former glory and traditional community wet-led offer, with the added opportunity to develop the food trade.

The proposal is to carry out full external redecorations with associated repairs, together with a new external signage and lighting scheme as well as providing two new rear smoking solutions. Internally, a full refurbishment of the trade areas with a new bar and backfitting is planned with new slate and timber floors and new timber drink shelves together with new F&F as well as adding a bi-fold screen to enable the games and lounge bar to be divided off to accommodate functions. The toilets are to be fully overhauled.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £37,500
- Post CAPEX project deposit: £12,000
- Post CAPEX project F&F: £21,000
- Rateable value: £21,250

The ideal lessee is likely to be an experienced community operator with basic food skills.

Contact

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Proposed refurbishment



Worthing

Lamb

Salvington Road, Worthing BN13 2JR

Annual rent: £43,000

- Landlord's CAPEX of £82,000
- Trading areas to be refurbished
- Proposed style – community local
- Substantial detached public house

Maidstone Office Ref: 88/55678

Situation - Located on Salvington Road, within half a mile of the A27 (Arundel Road) and the A2032 (Littlehampton Road) just outside Worthing town centre. The property is approximately 16 miles east of Brighton and 18 miles west of Bognor Regis, accessed via the A27.

The property - 2-storey detached property of brick construction with rendered elevations under a pitched tiled roof.

Description - Twin bar operation: public bar at the front and open-plan lounge bar (60) at the rear with games area.

Owner's accommodation - 5-bedroom owner's accommodation on the first floor.

External details - Car park at the front and side (10) and outdoor trading area (100).

Development potential - Further details will be available shortly.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £43,000 per annum.
- Post CAPEX project deposit: £13,000.
- Post CAPEX project F&F estimate: £30,000.
- Rateable value: £40,500

The ideal lessee is likely to be an experienced community operator with basic food skills.

Contact

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Proposed refurbishment

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Bracknell

Red Lion

High Street, Bracknell RG12 1DS

Annual rent: £41,750

- Landlord's CAPEX of £155,000
- Trading areas to be refurbished
- Proposed style – Town Centre
- Substantial detached public house

Winchester Office Ref: 38/57919

Situation - On the High Street of Bracknell town centre, approximately 5 miles from Wokingham and 12 miles from Reading. There are a number of offices and retail units nearby.

The property - 2-storey detached property of rendered brick construction under a tiled roof.

Description - Open-plan lounge and public bar (100) with games area. Partially-fitted trade kitchen.

Owner's accommodation - 6-bedroom owner's accommodation on the first floor.

External details - Patio trading areas (100).

Development potential - The Red Lion is situated in the heart of Bracknell centre within a prime area for office development. Traditionally, the property has provided a good offer; however, with its tired appearance this is no longer true. We are proposing to fully refurbish the property and incorporate a carvery unit together with an upgrade to the beer patio to facilitate both an internal and alfresco eating area.

Externally, the proposal is to fully decorate and repair together with new external lighting and signage. In addition the bay window is to be opened up to improve access to the beer garden and a large timber pergola is to be constructed for smoking and alfresco dining. Internally, a full refurbishment is planned including adding a new disabled WC and refurbishing both sets of toilets. The bar is to be overhauled with a new backfitting, together with alterations to facilitate a carvery unit. The pub will retain its existing traditional feel.

Services - All mains services are connected.

Other details:

- Post CAPEX project rent: £41,750
- Post CAPEX project deposit: £13,000
- Post CAPEX project F&F: £41,610
- Rateable value: £35,000

The ideal lessee is likely to be an experienced, multi-disciplined community pub operator with food skills.

Contact

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Proposed refurbishment



St Leonards-On-Sea

Royal Hotel

St Johns Road, St Leonards-On-Sea, East Sussex TN37 6HP

Annual rent: £39,250

- Landlord's CAPEX of £146,000
- Trading areas to be refurbished
- Proposed style – Town Centre
- Substantial terraced public house

Maidstone Office Ref: 88/55679



Proposed refurbishment



Situation - Located within 0.5 miles of the A2102 (London Road), adjacent to the St Leonards Warrior Square railway station. Within half a mile of the A259 coastal road which links St Leonards with Hastings (2 miles east) and Bexhill-on-Sea (6 miles west).

The property - 3-storey corner-terrace property of brick construction under a pitched tiled roof.

Description - Mains bar servery (60), games area and fitted trade kitchen.

Owner's accommodation - 6 rooms on the second floor and 3 separate 1-bedroom flats on the top floor.

Development potential - The Royal Hotel is situated in the centre of St Leonards, opposite Warrior Square mainline railway station in a densely-populated residential area approximately 400 metres from the seafront. With a bar and kitchen on the ground floor in good condition from refurbishment in the last several years, the pub has provided a good offer, mainly to local residents. The proposal is to exploit opportunities in a wider customer base for functions and letting bedrooms with fully refurbished first-floor facilities.

Refurbish the existing function room, fit out a bar/catering servery, install new toilets and rebuild three en suite bedrooms with frontage views. Upgrade the street access door and staircase for private guest access, plus connection to the bar to access breakfast/full meal service.

Services - All main services are connected.

Other details:

- Post CAPEX project rent: £39,250 per annum.
- Post CAPEX project deposit: £12,500.
- Post CAPEX project F&F estimate: £10,100.
- Rateable value: £13,000.

The ideal lessee is likely to be a broad-based community operator with food skills.

Contact

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Case study

The Court House, Thrapston



The £210,000 refurbishment of the Court House in Thrapston is typical of the CAPEX approach and type of project that S&N Pub Company will be focusing on in 2010. Planning was rigorous and the project was overseen throughout and post opening by Andy Moore, S&N Pub Company Project Controller. In addition to in-depth analysis of the market and its opportunities by S&N Pub Company, incoming lessees Barbara Wilson and Andy Lilley did their own local research and set out a detailed vision for the Court House.

Previously a small one bar wet-led pub with a disused function room and letting bedrooms, the Court House had significant potential for development. The refurbishment prioritised those improvements which would generate most returns and on adding additional income streams. The function room was revived, the kitchen completely refitted by the lessees to support a significant food operation, a restaurant was created out of a disused room and the bar was extended into a bar lounge.

The Court House reopened in December 2009. Trading since then has been above that planned. Barbara and Andy believe the redevelopment has been entirely right for the pub. They are now launching a programme of events to ensure they get maximum benefit from the function room and are planning further improvements to the garden and the reopening of the letting bedrooms to capitalise on the summer market.

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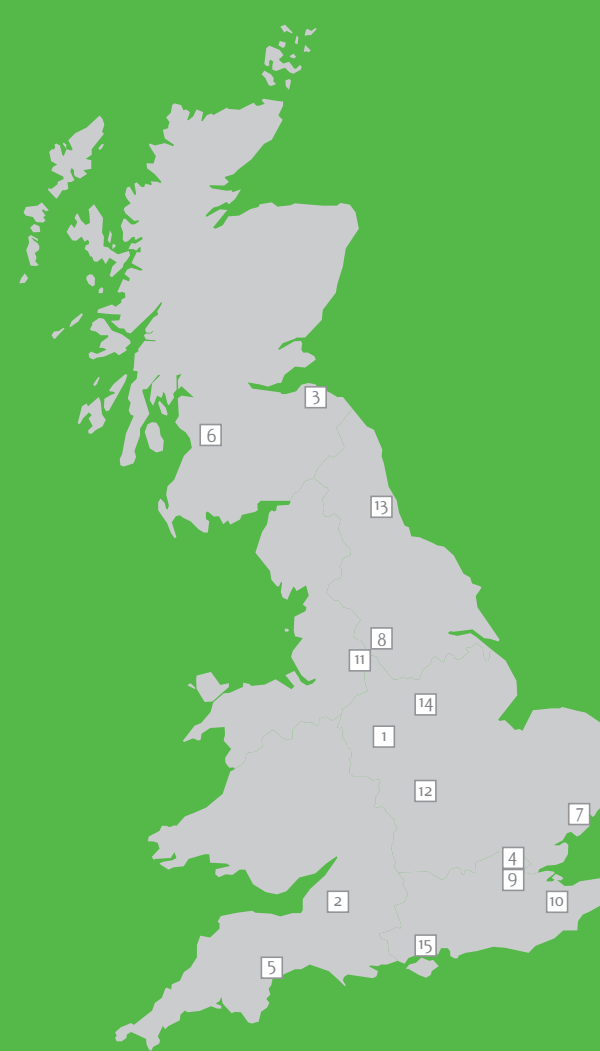
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