



Leased Business Opportunity

The Wheatsheaf, Ness



Pub Details

The Wheatsheaf, Neston Road, Ness, Wirral, CH64 4AP

Agreement Available

5, 10 or 15 year Lease

Location

The Wheatsheaf is a very prominent public house situated in the delightful village of Ness on the Wirral Peninsula and on the main road between Burton and Neston, close to the popular Ness Botanic Gardens.

The Wheatsheaf enjoys outstanding views over the Dee estuary towards North Wales.

The Pub

The Wheatsheaf is a large traditional public house, with a lounge and dining area. There is also an adjoining games area with two pool tables and Sky Satellite TV is also installed.

The premises are fitted with a fully equipped catering kitchen and an external walk-in chiller unit.

Externally there is a large beer garden to the rear with timber furniture and children's play equipment.

There is a car park with spaces for 40 cars.

Note:- The details and photographs contained within these particulars are for information purposes only. They should not be wholly relied upon by any prospective tenant or lessee who should carry out their investigation and inspection of the premises.

Typical Consumers

Customers are of all ages from 18 to 80. The Wheatsheaf enjoys an excellent reputation for its food and people travel from far and wide to dine here. The customer base tends to be mature but, this does not put off more youthful visitors.

The main drinking trade comes from the local area, with the most popular event being the Tuesday evening quiz.

Private Accommodation

A delightful 3 bedroom flat with lounge, dining room, bathroom and kitchen.

The Future

The Wheatsheaf is a very high profile and well known site. There is scope to further develop the food business and to develop links with Ness Botanic Gardens, the local tourist attraction.

People Profile

Daniel Thwaites are looking to attract an experienced operator with a very strong commercial background. You will be well financed and professional and willing to invest time, money and energy into ensuring the business continues successfully.

Training

All Daniel Thwaites tenants attend the compulsory Induction Course. This 3 day course covers various aspects of the licensed trade from marketing to accounting, health & safety to employment law. The course is currently run from our Head Office and further details will be made available to successful applicants.

Licensing

You will require a Personal Licence in order to take on this business opportunity. If you do not currently hold a Personal Licence then please contact us for further information on obtaining this.

Licensing Applications for all ingoing tenants are dealt with by our Company Solicitors as part of the changeover process. Further details of this will be provided to successful applicants.

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Other Costs

The property is currently operated directly by Daniel Thwaites as a managed house. Detailed running costs are available upon request.

Financial Information

Rent	£50,780 per annum plus VAT
Wet Turnover	£343k excluding VAT
Dry Turnover	£221k excluding VAT
Barrelage	340 barrels per annum (36 gallon barrels)

Ingoing Required:

Bond	£12,250
F&F	£27,460 Available on a loan over 5 years
Stock	£5,000 approx – subject to valuation on changeover date
Working Capital	£5,000
Licensing Fees	£300 plus VAT
Induction Course	£350 plus VAT

What do Thwaites Offer?

- Dedicated support and advice from an Area Business Manager
- Range of award winning Cask Ales, and world famous factored brands
- A range of flexible agreement types
- Business support in key areas:-
 - Catering
 - Marketing
 - Training
 - Wines
 - Property refurbishment and maintenance
 - Product quality and dispense
 - Telesales and delivery teams

Application process

Complete an Online Application Form via our website www.danielthwaites.com or complete the enclosed paper Application Form within this pack.

Your application will be acknowledged following receipt and will be considered by our interviewing panel.

The applicants who meet the appropriate criteria will be invited for an interview with a member of our interviewing panel. At this time we would ask that you bring along your proposed Business Plan for the premises together with any additional supporting information.

If you require any further information at this stage then please contact the **Recruitment Hotline** on **01254 686840**.

Thank you for your interest in Daniel Thwaites.

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