

LOCAL AREA INFORMATION

LOCAL AMENITIES:

Hathern has various shops, pubs, restaurants, schools and doctors. All other major amenities can be found in Loughborough town centre, which is 3 miles away.

SCHOOLING & EDUCATION:

According to the latest Ofsted reports, Hathern Church of England Primary School received a good approval and The Garendon High School received an outstanding approval.

DIRECTIONAL NOTE:

The Anchor is located on the main A6 (Loughborough Road) which runs between Leicester & Loughborough, and Loughborough & Derby.



WHY EVERARDS?



**Three Times
Publican Pub
Company of
the Year**

**Licensees
spending more
time with our
BDMs make
more profit***

So why run your own
pub with anyone else?

*Independent research by CGA Strategy with
85% of our pubs during August 2009

**93% of our
licensees
would sign
up with us
again***

So why run your own
pub with anyone else?

*Independent research by CGA Strategy with
85% of our pubs during August 2009

The Anchor Inn
Profit Potential: £35, 348*
Three Year Standard Tenancy
LOUGHBOROUGH ROAD, HATHERN,
LEICESTERSHIRE, LE12 5JB

- Grade II listed building
- Main road location
- Good quality food offer

NB: with the new tenant Everards will be doing a toilet upgrade, courtyard development and function room refurbishment.



Tina Clarke, Stamford Arms, Groby

"My background is in retail and the experience has been invaluable when it came to running our very own pub. I spent twelve years working with Next in a number of roles ranging from Area Store Manager through to Human Resources at their Head Office. We employ 12 really great members of staff here at The Stamford and I look after everything from arranging payroll and rota's through to arranging pub events and music gigs."



Dan Lacey, Horseshoe, Oakham

"I'm not the sort of person who can sit behind a desk, working the 9-5 shift. Running my own pub means that I get to make the decisions, I get to meet some very interesting people and yes the hours can be long but that's part of being your own boss and I find it very liberating."

INTERESTED?

Recruitment Team:

Phone: **0800 056 4111**

Email: recruitment@everards.co.uk

Business Development Manager

Matt Crehan

Phone **0788 411 3522**

Email: mattcrehan@everards.co.uk



CALL 0800 056 4111 OR CLICK WWW.EVERARDS.CO.UK

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The Anchor is situated on the main A6 Loughborough road in the village of Hathern. Hathern has a population of approximately 1,800 and is located 4 miles from the University town of Loughborough, 7 miles from East Midlands Airport and 8 miles from Donington Park. The Anchor is well supported by the local community. It is a large pub and attracts a wide range of customers. It offers good quality, reasonably priced food and has an excellent wet trade to complement this. Ideally, we would be looking for experienced licensees, with excellent customer service skills & food skills, who are able to integrate fully into the surrounding community to take on this exciting opportunity.

FINANCIAL INFORMATION

£ PROFIT POTENTIAL

We would anticipate that a tenant could earn **£35,348*** net profit from this site per year

TURNOVER

FMT stands for Fair Maintainable Trade - please see the bottom of the page for a full definition of this term

DRINKS

FMT	£261,020
Estimated Current (net):	£207,239

FOOD

FMT	£119,167
Estimated Current (net):	£130,000

MACHINES

FMT	£0.00
Estimated Current (net):	£0.00

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the tenancy agreement. All figures are estimates and exclude VAT.

• Fixtures & Fittings:	£20,000
(part funding through a company loan may be possible)	
• Stock & Glassware:	£5,000
• Working Capital:	£7,500
• Trading Deposit:	£4,887
• Valuer & Stocktaking:	£1,200
Total	£38,587

Finances at a Glance

Initial investment: £38,587 Annual Estimated Net Profit £35,348*

*This information is generated from our assessment of Fair Maintainable Trade (FMT) at The Anchor Inn and is based on certain assumptions and information provided by our licensees (to be disclosed on request). FMT is the level of turnover we would expect the pub to achieve within its market and this is assessed in line with good industry practice and relevant accountancy standards. Wherever possible we have also included the pub's current trading information as at 7 February 2011 in addition to FMT. This is taken from our sales information (barrelage) and information from the licensees such as their trading information and cost base.

We would expect you to use the FMT information to help form the financial element of your business plan. These figures above are an estimate based on FMT and you may think that you can exceed or conversely not achieve these. As this stage we would strongly recommend that you take independent financial advice to help you form a budgeted profit and loss statement.

This information is not intended to amount to advice, a statement of fact, a guarantee, a

BARRELAGE

A barrel is a unit of measurement adopted by the pub & brewing industry. A barrel is 36 gallons of 288 pints. This excludes wines, minerals & spirits.

• FMT Barrelage	250
• Current MAT Barrelage	198
• 2010	204
• 2009	229
• 2008	80

RATES

These rates can be checked with the local rating office. We encourage licensees to challenge rates & use a specialist to assist

Rateable Value	£33,250
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RENT

The rent has been calculated using the FMT turnover that we would anticipate from the site. All Everards rents are linked to RPI so may increase or decrease in future years

Rent required for this site	£32,629
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NB: with the new tenant Everards will be doing a toilet upgrade, courtyard development and function room refurbishment.

representation, a condition or a warranty on which reliance should be placed but is our opinion only. We therefore, to the extent permitted by law, disclaim all liability and responsibility arising from any reliance placed on such information by you or anyone informed of its contents.

You are advised to carry out your own financial investigations and inspections into the pub to satisfy yourself as to the correctness of the above information, whether or not you can achieve these figures and as to the trading potential of this pub. You will be given a shadow profit and loss account and other details of the pub when you make a formal enquiry - this will be given within our Code of Practice which also contains other details about Everards.

Historic information is not an indicator of future performance of a pub and you should bear this in mind in your assessment.

[This information does not constitute any part of an offer or a contract and any acquisition of a pub by you is subject to our terms and conditions of agreement

FEATURES OF THE ANCHOR INN

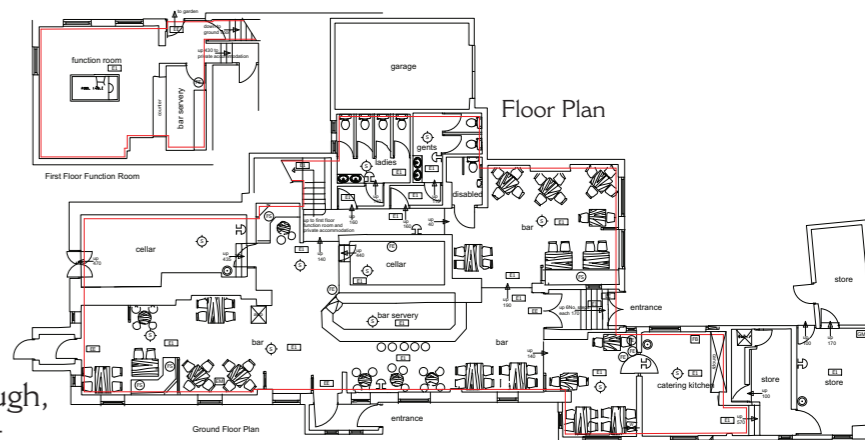
- Open plan lounge and bar
- Function Room
- Garden

Other areas:

- Kitchen

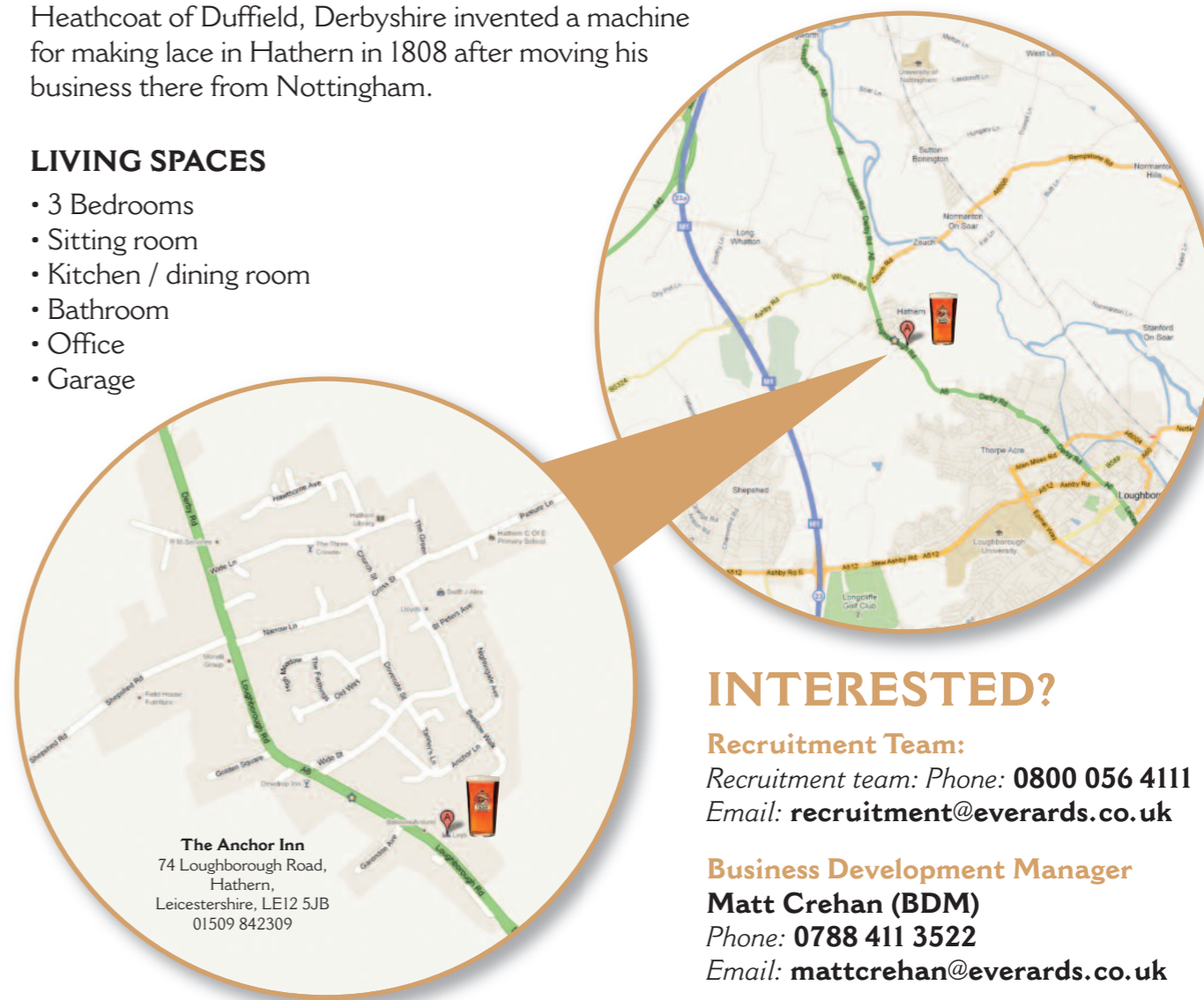
Location

Hathern is located 4 miles from the University town of Loughborough, 7 miles from East Midlands Airport and 8 miles from Donington Park. Hathern has a population of about 1,800. The village is home to the Swift Sock Factory, one of only a small number of independent sock manufacturers left in the UK. John Heathcoat of Duffield, Derbyshire invented a machine for making lace in Hathern in 1808 after moving his business there from Nottingham.



LIVING SPACES

- 3 Bedrooms
- Sitting room
- Kitchen / dining room
- Bathroom
- Office
- Garage



The Anchor Inn
74 Loughborough Road,
Hathern,
Leicestershire, LE12 5JB
01509 842309

INTERESTED?

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