

LOCAL AREA INFORMATION

LOCAL AMENITIES:

Thurmaston has a shopping complex which houses many high street stores as well as an ASDA superstore and a Pizza Hut restaurant. Thurmaston had a population of 8,945 in the 2001 census.

SCHOOLING & EDUCATION:

According to the latest Ofsted inspection reports, The Sandfield Close Primary School, The Herrick Primary School, The Soar Valley College and The Roundhill Community College have all received Good approval.

DIRECTIONAL NOTE:

The Willow is located on Humberstone Lane, which is located off Melton Road (A607) which is off the A46



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



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."

The Willow
Profit Potential: £62,681*
Three Year Standard Tenancy
215 HUMBERSTONE LANE,
LEICESTER, LE4 9JR

- Extensively refurbished in 2006 and maintained to a high standard
- Busy family dining pub, well established in the local community
- Dedicated sports bar with Sky TV, pool tables & darts

INTERESTED?

Recruitment Team:

Phone: **0800 056 4111**

Email: recruitment@everards.co.uk

Business Development Manager

Martin Bailey

Phone **07801 610938**

Email: mgb@everards.co.uk



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

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



The Willow is an attractive community pub selling food, located just off Humberstone Lane - a busy thoroughfare in Thurmaston. The Willow benefited from a £400,000 refurbishment in 2006 and has been maintained to a high standard.

Situated on an extensive plot with ample car parking to the front and rear, the pub benefits from a split lounge and bar and features large patio's to both rooms. There is also a large smoking area which links to the main bar. The pub features a dedicated carvery/hot plate server and it also has plasma screens which show Sky Sports.

The surrounding area is a mixture of new build and mature housing, as well as several local businesses. The Willow is also situated close to Troon Industrial Estate and Earls Close industrial estate. The pub trades well within its community and is very popular with locals. It is an excellent opportunity for someone who has experience with community orientated pubs and can build the existing food offer.

Thurmaston itself is a large village with nearly 9,000 occupants and is abundant with a variety of light industrial and retail businesses.

FINANCIAL INFORMATION

£ PROFIT POTENTIAL

We would anticipate that a tenant could earn **£62,681*** 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	£451,740
Estimated Current (net):	£359,585

FOOD

FMT	£130,000
Estimated Current (net):	£104,000

MACHINES

FMT	£14,000
Estimated Current (net):	£14,000

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:	£34,000
(part funding through a company loan may be possible)	
• Stock & Glassware:	£5,000
• Working Capital:	£6,000
• Trading Deposit:	£12,000
• Valuer & Stocktaking:	£1,200
Total	£58,200

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	500
• Current MAT Barrelage	398
• 2009	464
• 2008	551

RATES

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

Rateable Value	£43,750
----------------	---------

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	£43,170
-----------------------------	---------

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 WILLOW

- Lounge
- Bar
- Garden
- Smoking area
- Petanque

Other areas:

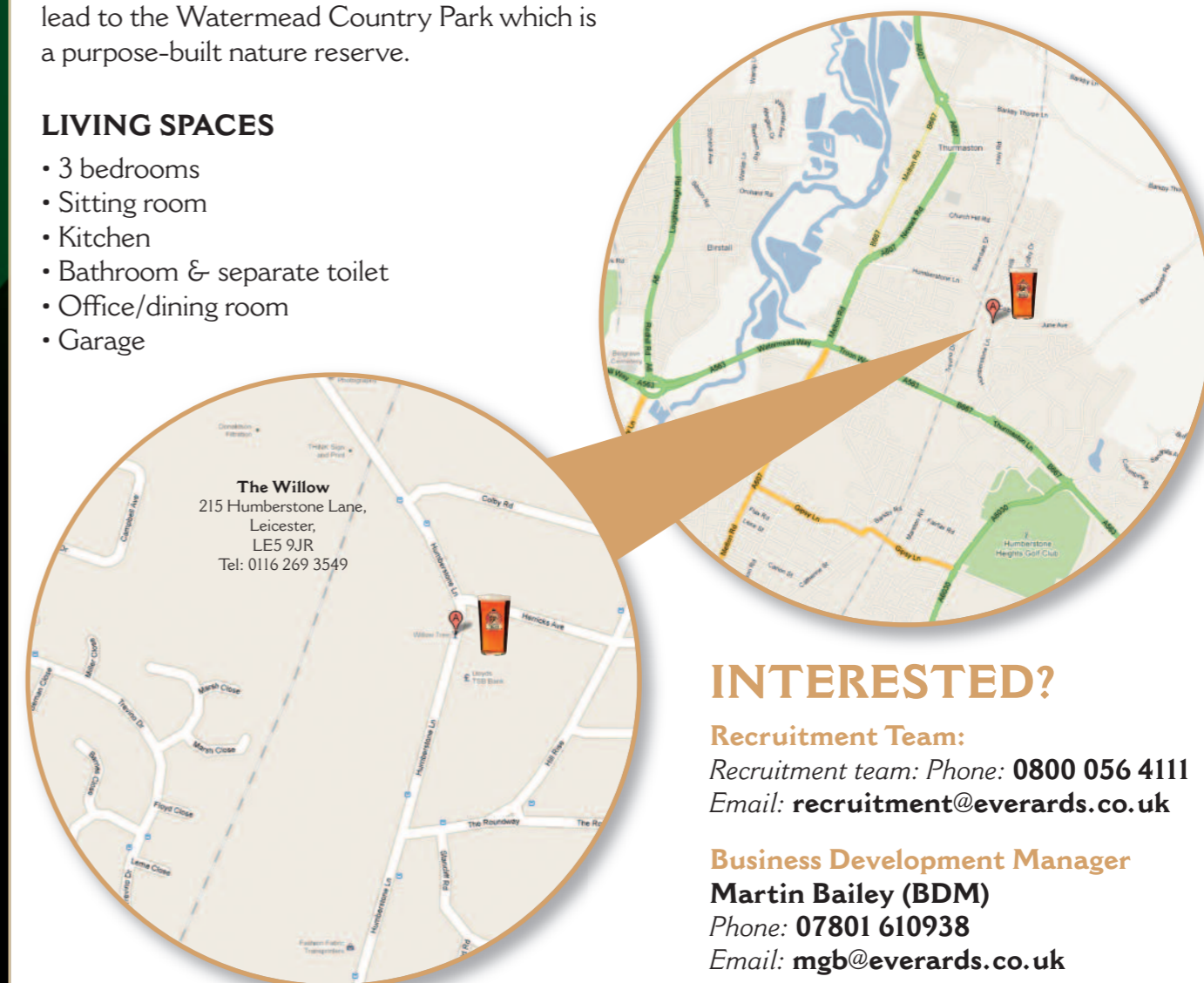
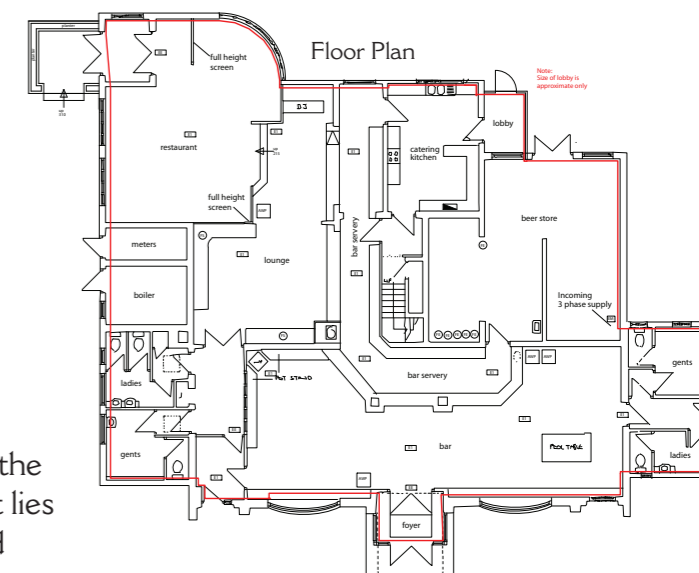
- Kitchen
- Outbuildings

Location

Thurmaston is a village and civil parish within the Charnwood district, just North of Leicester. It lies on the River Soar and two marinas are located there, one of which is also a boat-yard. These lead to the Watermead Country Park which is a purpose-built nature reserve.

LIVING SPACES

- 3 bedrooms
- Sitting room
- Kitchen
- Bathroom & separate toilet
- Office/dining room
- Garage



INTERESTED?

Recruitment Team:

Recruitment team: Phone: 0800 056 4111

Email: recruitment@everards.co.uk

Business Development Manager

Martin Bailey (BDM)

Phone: 07801 610938

Email: mgb@everards.co.uk

