



## MAIDENHEAD, BERKSHIRE

The Vine, 20 Market Place, SL6 8AD

### To let under tenancy

Minimum capital required £9,900

Fixtures & fittings are circa £8,000

The Vine is a city centre community pub with a strong, local residents' following. The pub is surrounded by modern office blocks, shops and pedestrianised areas, and office workers form a part of the pub's customer base. Weekend entertainment, quiz nights and karaoke have traditionally been part of the pub's offer.

To find out more:

Call: Amanda Windows on 01491 570275

Email: [amanda@brakspear.co.uk](mailto:amanda@brakspear.co.uk)

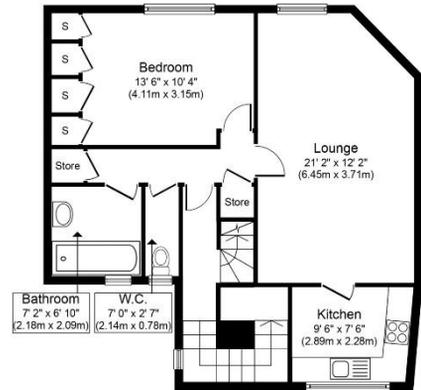
Look at: [www.brakspear.co.uk/runyourownpub](http://www.brakspear.co.uk/runyourownpub)



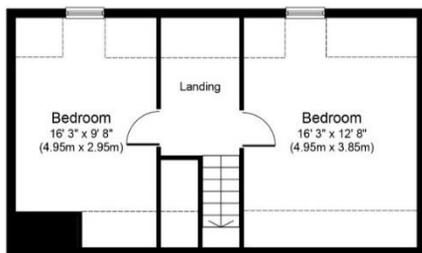
<b>Description &amp; Trading Style</b>		<b>Location &amp; Local Amenities</b>		
A wet led (90%) community pub with a darts team, karaoke nights and occasional live music. There is a value food offer .		Maidenhead is a large town on junction 8/9 of the M4 with excellent rail links into central London. Heathrow airport is close by. The town attracts a large number of businesses and offices, and the town centre has a range of shops and amenities.		
<b>Accommodation</b>		<b>Current &amp; Future Markets</b>		
Trade: Bar and seating areas with gas fire (32 covers), pavement area to the front of the pub (32 covers), cellar, commercial kitchen, stores and WC's. Private: 3 double bedrooms, small domestic kitchen, sitting room, bathroom and separate WC. 2 car parking places to the front of the pub.		The opportunity is to continue to offer a strong wet offer with a small food offer (approximately 5% of the business at the moment)		
<b>Requirements</b>		<b>Estimated Ingoings</b>		
We seek mine host community operators or a couple with a background in running locals style pubs. Applicants must have or be able to apply for a personal licence.		Circa £9,900 to include a security deposit (3 months of base rent), rent , service charge and insurance advance, stock, glassware, loose goods and training contribution. Fixtures & fittings are circa £8,000 (EXCL Vat) and working capital is circa £3,000.		
<b>Trade Volumes (FOT=Free of Tie)</b>	<b>2018</b>	<b>2019</b>	<b>2020 Covid</b>	<b>To 4.10.21 Covid</b>
Draught Beer and Cider (36 gallon units)	209.83	86.87	25.82	27.07
Packaged (litres)	766.92	451.60	443.16	453.32
Minerals (10 litres)	FOT	367.32	FOT	FOT
Spirits (litres)	FOT	80.50	FOT	FOT
Wines (litres)	FOT	61.60	FOT	FOT
<b>Estimating Turnover</b>	<b>Guide Rent</b>		<b>Terms</b>	
You will need to estimate the turnover you expect from the pub. The current barrelage is given to assist you with calculations, but you need to estimate the food sales.	£25,000 per annum payable weekly in advance by direct debit. Retail Price Indexation applies to rents.		Five year renewable tenancy agreements with an additional service charge that covers property insurance, servicing of heating and cellar cooling equipment etc. There is a full wet tie unless agreed otherwise.	
<b>Rateable Value</b>	<b>Licenses and Permits</b>		<b>Permitted Hours</b>	
Draft 2017 figure £19,600. Please contact the local authority to find out actual rates payable.	Sale of alcohol by retail for consumption on and off the premises, live music and dancing.		Mon – Thurs: 10.00am-01.30am Fri & Sat: 10.00am-02.00am Sun: 10.00am-12.30am	
<b>Timing</b>	<b>Next Steps</b>		<b>BDM Details</b>	
ASAP	Please view initially as a customer, then call us to register your interest & arrange an interview.		You can contact Gavin Mansfield on 07970 613726 for an informal chat about this property.	



**Ground Floor**  
Approximate Floor Area  
1,173 sq. ft.  
(109.0 sq. m.)



**First Floor**  
Approximate Floor Area  
721 sq. ft.  
(67.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
463 sq. ft.  
(43.0 sq. m.)

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**67** This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

**Energy Performance Certificate**  
Non-Domestic Building



The Vine  
20 Market Street  
MAIDENHEAD  
SL6 8AD

**Certificate Reference Number:**  
0950-0638-0519-9992-6096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	243
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	80.6
Primary energy use (kWh/m <sup>2</sup> per year):	465.25

**Benchmarks**

Buildings similar to this one could have ratings as follows:

- 29** If newly built
- 86** If typical of the existing stock

Brakspear have taken all reasonable steps to establish the accuracy of the information provided. No guarantee or warranty is given or implied of its sustainability as a guide to future performance of business at this property. Independent professional advice and assistance should always be sought in connection with the business in particular with regard to the interpretation of information and the preparation of any business plan.

W H Brakspear & Sons Ltd

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