

On the Instructions of Star Pubs And Bars

## LICENSED PREMISES

- > GREAT LOCATION
- > CATERING KITCHEN
- > CAR PARK
- > OUTSIDE TRADE
- > EST. INGOING COSTS: £13,129
- > RENTAL: £27,002 PER ANNUM

## Pub Features



BUSINESS START-UP AGREEMENT



CAR PARKING



CATERING KITCHEN



OUTDOOR TRADE

# TO LET

**JOLLY HARVESTER, CALSIDE ROAD, GEORGETOWN, DUMFRIES, DG1 4HB**

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07809 492 562

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## LOCATION

Great pub with a proven track record!

The Jolly Harvester is situated in the centre of Georgetown, an attractive residential area of Dumfries. The local support for the pub is high and business is strong.

The local nursery school and health centre are on the same street as the pub. There is a catering kitchen and circa 80 covers, two fantastic external trading areas, a 16 space car park, Satellite TV is in situ and a full coffee offer complete the package.

The Jolly Harvester is a busy pub and as such, requires an experienced publican who will put the community at the heart of everything they do.

Available on our Business Start-Up Agreement, with the following support:

Manage your risk: 3 year fixed term agreement that you can terminate at any time on 28 days' notice;

## TRADE SPACE & FACILITIES

A community pub with a great pub food offer.

Internally The Jolly Harvester is a one bar operation with a commercial kitchen. The pub is nicely decorated and well maintained. The L shaped layout delivers some zoning and can accommodate small functions. Satellite TV is in situ for live sports events. The large windows create a bright outlook onto large surrounding garden.

There are two large external drinking areas including a terrace and the car park for 16 cars is complimented by plenty of off street parking close by.

## RENTAL

Offers in excess of £27,002 per annum are invited for the property.

## RATING

The subjects are entered in the current Valuation Roll with a rateable value of £30,000

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## JOLLY HARVESTER, CALSIDE ROAD, GEORGETOWN, DUMFRIES, DG1 4HB

## Financials

Annual Rent	£	27,002
Estimated Tenants Annual Operating Profit	£	28,950
Representative HEINEKEN UK Brand Discount Per Barrel	£	180
Estimated Annual Turnover	£	448,635
Estimated Annual Barrelage		200



## Investment

Ingoing Costs	
Estimated Licensee Fixtures & Fittings Value	£ 7,970
Estimated Fixtures & Fittings Valuation Fee	£ 250
Estimated Stock Valuation	£ 8,000
Deposit Amount	£ 6,751
Rent In Advance	£ 519
Training Fee	£ 425
Estimated Designated Premises Supervisor / Manager Fee	£ 50
Premises Licence Fee	£ 180
Rates Assessment Fee	£ 55
Estimated Legal Fees	£ 650
<b>Estimated Total Ingoing Costs</b>	<b>£ 24,850</b>
<b>Estimated Minimum Ingoing Costs</b>	<b>£ 13,129</b>

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors:** 31 Byres Road, Glasgow, G11 5RD

Gary Louttit MRICS, APAEWE [g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk) 07809 492 562 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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Plans are indicative only

