

To find out more about this business opportunity please contact us for details.



Join the family

Hawk Inn Crewe, Cheshire



Overview

This great pub dates back to the 1500's and is packed with wonderful features. Externally it has Tudor beams and internally small snug rooms and low beams. This quaint cottage feel is enhanced by real fires and oak panelling. It has enjoyed a good reputation for lunchtime food which is served from a well equipped kitchen. There's lots of opportunities to get involved in pub team activities in the downstairs 'games' room and in the first floor function room. A smoking shelter is located near the rear entrance to the car park.

Facilities



Car Park



Function Room



Food



Games



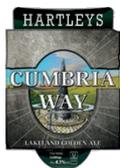
Smoke Shelter



Patio / Courtyard



Garden Area



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Property details

Trading Accommodation

The main bar servery is situated at the heart of the pub. There are 3 small rooms that can be closed off for small meetings and functions but are otherwise open and used as dining areas. As you ascend a short staircase, you will find a function room that can easily accommodate 30 people. This also serves as a venue for darts matches and Live TV sports. The car park at the rear can accommodate 30 cars. It has a reasonably well equipped kitchen. There's lots of pub team activity in the downstairs 'games' room and in the first floor function room. A smoking shelter is located near the rear entrance to the car park.

Private Accommodation

There is a 1 bedroom flat on the first floor with lounge and bathroom facility. The kitchen area is adjacent to the main catering kitchen on the ground floor.

Property location

Property Address

Haslington
Crewe
Cheshire
CW1 5RG

Area Overview

Haslington is a picturesque village in the heart of the Cheshire countryside. It lies about 2 miles north-east of the much larger railway town of Crewe and approximately 4 miles south of Sandbach. It was originally situated on both sides of the section of the A534 road that links Crewe with Sandbach; however, this road has now been re-routed to bypass the village to the north-west. The village is also a close neighbour to a number of small towns and villages (including Alsager, Wheelock, Winterley), and is approximately 6 miles from the Elizabethan market town of Nantwich.



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Property financials

Turnover

FMT stands for Fair Maintainable Trade

Drinks

FMT	£245,600
Estimated Current (net)	£197,600

Food

FMT	£47,840
Estimated Current (net)	£21,840

Accommodation

FMT	£n/a
Estimated Current (net)	£n/a

Level of Investment

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

Fixtures & Fittings	£18,000
Stock & Glassware	£3,000
Three Months Rent	£5,000
Trading Deposit	£5,000
Valuer & Stocktaking	£1,300
Total	£32,300

Barrelage

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

FMT Barrelage	305
Current MAT Barrelage	274
Last Year MAT Barrelage	301
2 Year Ago MAT Barrelage	304
3 Year Ago MAT Barrelage	324

Rates

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

Rateable value	17,750
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Rent

Rent required for this site	£20,000
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What we offer you

Robinsons is a truly independent, family run brewery. We`ve been that way for over 175 years and that`s the way we`re going to stay. With 340 outlets in the North West, ranging from premium dining to community pubs and quiet country inns, many with letting accommodation, we have a business which is right for you.

A simple tenancy agreement* with no end date

Low risk investment - you keep all the profits.

Day-to-day contact via your own Business Development Manager

We insure and maintain the fabric of the building

Top quality range of cask ales; keg beers and lagers; wines, spirits and soft drinks

Unrivalled support which can be tailored to your individual needs, including :

- **Tenant`s Induction Programme - meet the key people within Robinsons**
- **Dedicated Tenant Support Manager for the best deals on your business costs**
- **Your own pub website linked to Robinson`s main site**
- **On-line access to marketing support & promotional activity**
- **Product care & cellar management training**
- **Catering advice and menu development**
- **Seasonal cask ales and core brand support**
- **Wine list production and specialist product advice**
- **Training, staff development and apprenticeship programmes**

