

GREEN DRAGON HADDENHAM

Green Dragon, 8 Churchway, Haddenham, Aylesbury, Buckinghamshire, HP17 8AA



At a glance

Your agreement:
Tenancy up to 5 Years

Potential turnover:
£379,000

Introductory Rent:
£25,000 per annum

- Enviable countryside village pub
- Split 50 cover restaurant
- Contemporary internal furnishings
- Delightful sun patio
- Spacious three bedroom living accommodation

To talk to someone about this opportunity, call or email

James Lister

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Overview of Green Dragon

Set in the heart of Haddenham amongst stone clad cottages and an abundance of greenery is the Green Dragon, a rural delight that champions fresh local produce. This former manorial courthouse serves up to 50 locals and destination diners in a warm and contemporary environment; the two open fireplaces are sure to be even more enticing come winter. The pub's beautiful original features are representative of all that is desirable about tranquil village life; countless views of the blooming Buckinghamshire countryside provide guests with a pastoral backdrop to be enjoyed whilst dining in style. In order for the Green Dragon to remain a prominent part of Haddenham village life an enthusiastic, passionate, catering-minded operator would be the perfect match for this perfect pub.

Key features

✓ **Trade Kitchen**

✓ **Restaurant**

✓ **Parking**

✓ **Beer Garden**

3 **Private Bedrooms**

For enquiries, call or email the team on:

0800 953 0072 or 0121 256 3333
enquiries@enterpriseinns.com


ENTERPRISE

Regional Manager's thoughts on Green Dragon

There's a lot to like about the Green Dragon - its appearance, location and condition are all of the highest standard and collectively present an unrivalled opportunity to the right candidate. Customers are predominantly from the local community, immediate surrounding areas plus the nearby industrial estate. There is significant potential to attract custom from further afield by developing the food offer. Food will form an essential part of the business, therefore the Green Dragon would ideally suit an experienced food operator.

Nigel Moore, Regional Manager

Indoor trading area

The horseshoe-shaped dining area has been fastidiously maintained, as has the whole property, and pivots around a single bar servery. The dining areas incorporate two open fire places that create a warm and cosy atmosphere. Solid wood flooring and tables provide elegant, clean lines that match the modern theme that runs throughout; architectural flourishes and modern design elements really bringing the room to life. Its large windows provide a substantial amount of natural light alleviating the need for constant artificial daytime lighting. The Green Dragon caters for up to 50 diners, serviced from a large well equipped trade kitchen that has ample storage areas and facilities, and is easily accessible from the bar. The capacious basement cellar is split into two areas; one for draught and the other for general storage.

Outdoor trading area

A patio area to the side of the pub treats guests to direct sunlight, a great place to bask in warm weather whilst debating what to eat from the menu. There is significant potential to develop the land to the rear of the property which could be utilised as a beer garden and will easily cater for up to 50 customers for al fresco drinking and dining. There is a car park to the left of the pub with space for up to 15 vehicles and unrestricted street parking to the front.

Your living accommodation

The spacious three bedroom living accommodation is located on the first floor and comprises a living room, bathroom and domestic kitchen.

Our proposed agreement

Tenancy up to 5 Years

We are prepared to discuss other Partnership agreements.

Potential turnover

£379,000 per annum

This is our estimate of the potential annual turnover of the pub business. It does not include the financial benefits of any living accommodation, which you will need to consider.

Partnership terms

Introductory Rent: £25,000 per annum

Based on discounts of £62 per bbl. Additional discount of £50 per barrel on qualifying brands over an agreed target. Payable monthly in advance.

This pub needs personal investment of time, effort and skills to realise its potential. Our vision for this pub is a business capable of sustaining a rent of £32,000 per annum.

Location

Haddenham is a large village situated about five miles south-west of Aylesbury and two miles north-east of Thame, in Buckinghamshire. The village has been used as the backdrop for a number of television programmes including Jeeves and Wooster and Midsomer Murders. Haddenham is also renowned for its ponds which were used to breed Aylesbury ducks. Haddenham has an industrial area adjoining the small grass-strip airfield, a commercial district and a station on the Chiltern Main Line which connects Birmingham to London Marylebone.

Local competition

Crown, Spurt Street, Aylesbury, HP18 0BB (1.86 mi)

Rising Sun, Thame Road, Aylesbury, HP17 8EN (0.45 mi)

Kings Head, High Street, Aylesbury, HP17 8ET (0.23 mi)

Red Lion, Church End, Aylesbury, HP17 8AH (0.12 mi)

Rose & Thistle, Station Road, Aylesbury, HP17 8AJ (0.08 mi)

Estimated capital start-up

£15,000 (excl VAT)

Often referred to as ingoing costs. Includes stock & glassware at valuation, cash float and a deposit (calculated as 25% of £25,000), refundable at the end of your agreement dependent on your account being in good order. The first month's rent and other contractual charges will be payable in advance. Please note, the actual deposit payable will be 25% of the final agreed rent.

Estimated fixtures & fitting value

£15,000 (excl VAT)

To be discussed with the Regional Manager

Rateable value

£18,000

Uniform Business Rate April 2015 49.3p (England) 48.2p (Wales). To establish the rate payable, please contact the relevant Local Authority.