

The image shows the interior of a large, historic pub. The ceiling is a series of vaulted arches, some of which are illuminated from within, casting a green glow. Several large, ornate chandeliers hang from the ceiling. The walls are covered in patterned wallpaper, and there are large windows on the upper level. A long, curved bar with a green base and a wooden top runs along the right side of the room. The bar is well-stocked with bottles and glasses. To the left of the bar, there are several tables and chairs, some of which are upholstered in green fabric. A large potted plant sits on a white pedestal in the foreground. The floor is made of light-colored wood in a herringbone pattern.

THE BIERKELLER PUB GROUP

**OPPORTUNITY TO ACQUIRE SIX LATE NIGHT VENUES ACROSS THE UK
AVAILABLE AS A GROUP OR INDIVIDUALLY**

**DAVIS
COFFER
LYONS**

BIERKELLER PUB COMPANY

APPRAISAL OVERVIEW

On behalf of Joint Administrators Andrew Mackenzie and Julian Pitts of Begbies Traynor, acting as shareholders of the trading bars under Burningnight Limited – In Administration, we are delighted to be instructed to offer for sale 6 high quality, award winning themed bars and restaurants in key areas across the UK.

The Bierkeller Entertainment Complexes are situated in prime locations in Birmingham, Leeds, Liverpool, Manchester and Nottingham. Each location is substantial in size and comprises 3 venues under one roof, Bierkeller, Shooters Bar and Around The World offering a one stop shop for the ultimate night out.

Also included in the disposal is The Potting Shed, a family friendly garden themed gastropub in the centre of Harrogate which will be sold de-branded.

We are seeking offers invited for the group. Alternatively, our client may be willing to consider offers for individual sites.

Background

Formed in 2010, parent company The Burning Night Group set out to create an innovative style of bars, pubs and restaurants in key areas across the UK to capture the essence of a good night out.

The first venue to open was in Leeds in October 2010 in the old Bank of England building in the city centre followed by Liverpool in November 2012. The most recent opening was Nottingham in March 2017 following a £2.1m investment. Each venue has been fitted to a very high standard with most of the sites having had in excess of £1.5m spent on them.

The Potting Shed in Harrogate is located in a landmark unit within the historic Royal Baths in the town centre. The business opened in April 2018 following an extensive refurbishment costing in the region of £1.1m and will be de-branded.

Bierkeller

The Bierkeller is an authentic Bavarian drinking and dining attraction specialising in creating an unrivalled lively and fun atmosphere.

All of the Bierkeller's have long bench seating and offer customers a German inspired food menu and a great selection of German beers served ice cold in 2-pint steins.

On weekends, their Amazing Bavarian Stompers Oompah Band take to the stage to provide a musical journey to the Bierkellers of old.



Around The World Bar and Lounge

The Around The World brand was created for customers to experience different cultures through food and drink carefully selected products. The extensive menus play host to some of the world's most famous beers, ciders, wines, cocktails and food dishes.



Shooters Sports Bars

American themed Shooters Sports Bars have been designed to be premier sporting venues with numerous HD TV's, large projector screens and state of the art LED screens having the ability to show at least 3 live sporting events at once including football, rugby, cricket and boxing. Corporate and private bookings are catered for with personally designed packages.



Financial Overview

The six venues are strong trading sites producing a combined net turnover of £13.2m for the year ending 31st July 2018. Projections for the following year are showing an expected net turnover for the 6 sites of in the region of £16m.

Headline trading figures per site, including lease terms, are shown next to each property. More detailed profit and loss accounts and recent management accounts are available upon request.

THE BIERKELLER PUB COMPANY

SUMMARY

Six quality late night leasehold licensed venues.

All designed and fitted to a high standard comprising three venues under one roof delivering an innovative, unique, relaxed and informal food, drink and entertainment experience.

Prime locations in town and city centres.

To be sold as a group, or alternatively sales of individual sites may be considered:

- **The Potting Shed Harrogate**
- **Bierkeller Entertainment Complex Leeds**
- **The Bierkeller Box Office Liverpool**
- **The Manchester Bierkeller**
- **Bierkeller Entertainment Complex Nottingham**
- **Bierkeller Entertainment Complex Birmingham**

CONTACT

Via sole agents Davis Coffey Lyons

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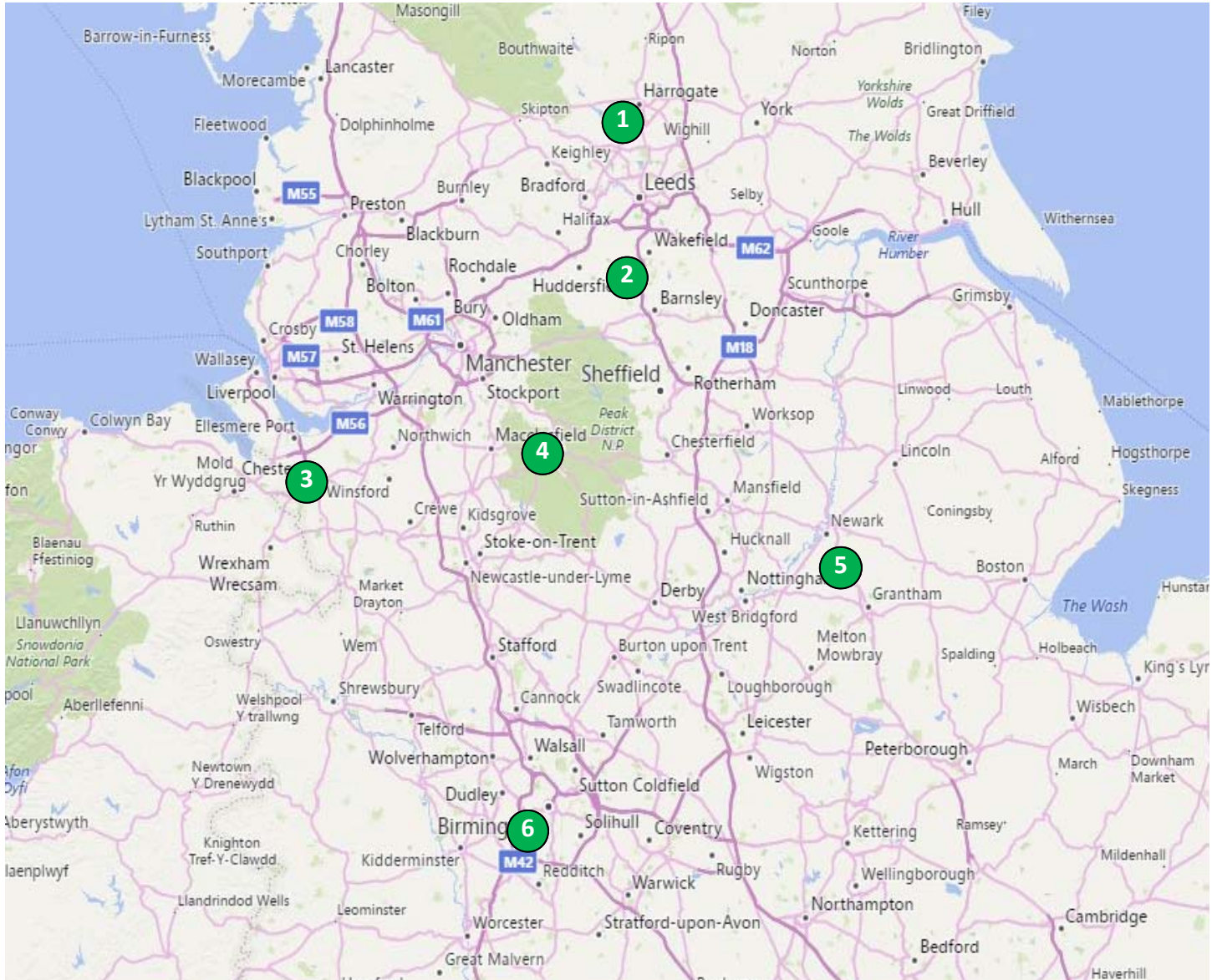
Keith Goodwin

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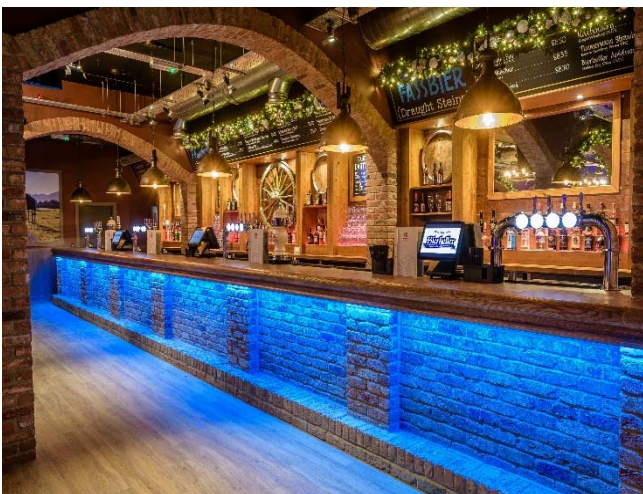
kgoodwin@dcl.co.uk

THE BIERKELLER PUB COMPANY



1. The Potting Shed Harrogate
2. Bierkeller Entertainment Complex Leeds
3. The Bierkeller Box Office Liverpool
4. The Manchester Bierkeller
5. Bierkeller Entertainment Complex Nottingham
6. Bierkeller Entertainment Complex Birmingham

Bierkeller Entertainment Complex
196-209 Broad Street, Birmingham, B15 1AY



OVERVIEW

- 15 year lease from 16/06/2017
- 5 yearly rent reviews
- Within the 1954 Landlord & Tenant Act
- Rent: £190,000 per annum
- Free of Tie Lease
- Turnover Y/E 31/07/2018: £1,701,133

Google Street View

www.burningnightgroup.com

Bierkeller Entertainment Complex

196-209 Broad Street, Birmingham, B15 1AY

LOCATION:

The property is located along Broad Street which is a bustling hub by day and night and is considered by many as the entertainment epicentre of Birmingham with a multitude of bars, cafes, nightclubs, casinos, restaurants and comedy clubs. Broad Street is also host to numerous financial headquarters and many offices and businesses. Other nearby occupiers include Revolution, PRYZM, Coast To Coast and Walkabout.

DESCRIPTION:

The Bierkeller Complex consists of three venues in one comprising the Around The World Bar and Bierkeller Bar on the ground floor with Shooters Sports Bar on the first floor.

TENURE:

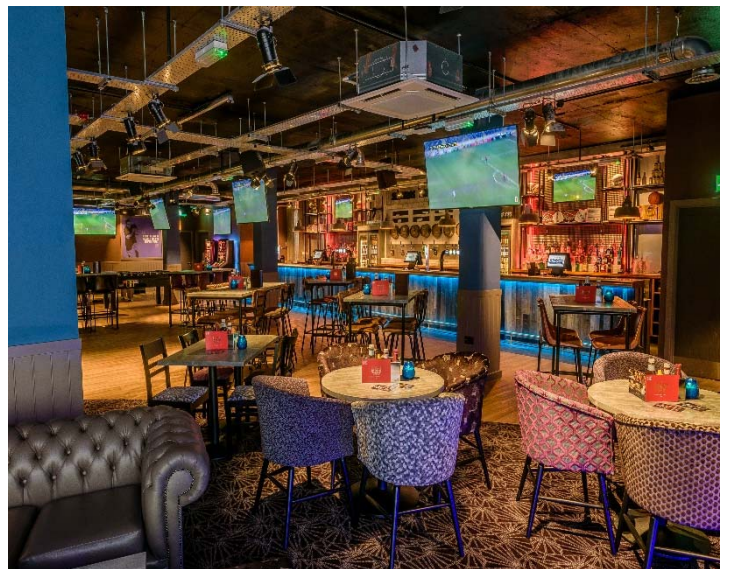
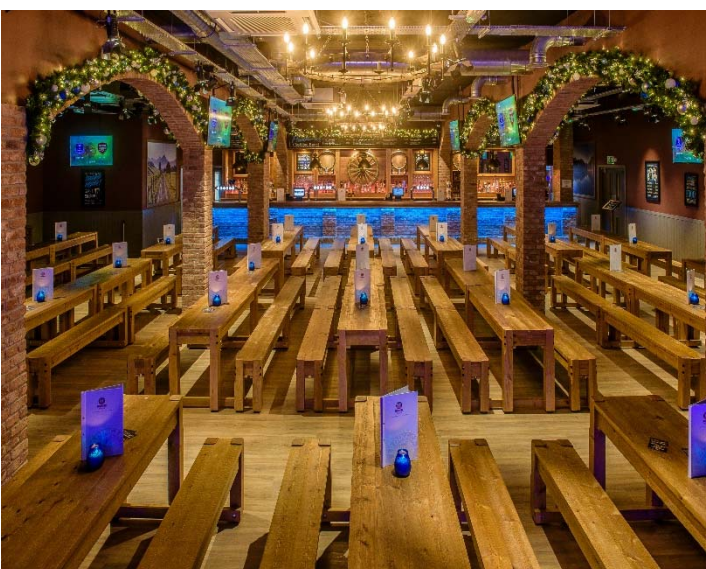
The property is held on a free of tie lease for a term of 15 years from 17th June 2016. The current passing rent is £190,000 per annum and is subject to 5 yearly rent reviews. The lease is held within the 1954 Landlord and Tenant Act.

LICENSING:

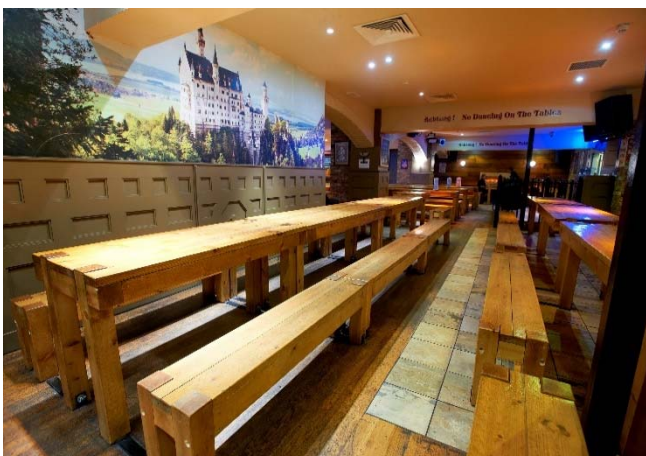
The property is licensed to trade from 9am to 2am Sunday to Thursday and from 9am to 3am on Fridays and Saturdays. The property is licensed for a capacity of 1,500 people.

| | Y/E 31/07/2018 | Projected Y/E 31/07/2019 |
|----------------|----------------|--------------------------|
| Turnover (Net) | £1,701,133 | £1,962,882 |
| Gross Profit | £1,107,679 | £1,371,698 |
| EBITDA | -£188,597 | £97,066 |

Annual brewers barrellage 1,253 Y/E September 2018



Bierkeller Entertainment Complex 1-2 South Parade, Leeds, LS1 5QL



OVERVIEW

- 25 year lease from 24/04/2004
- 5 yearly rent reviews
- Within the 1954 Landlord & Tenant Act
- Rent: £230,000 per annum
- Free of Tie Lease
- Turnover Y/E 31/07/2018 - £2,218,333

Google Street View

www.burningnightgroup.com

Bierkeller Entertainment Complex

1-2 South Parade, Leeds, LS1 5QL

LOCATION:

The property is prominently located on the corner of South Parade, Park Row and The Headrow in the heart of the city centre. Other nearby occupiers include Slug & Lettuce, Tiger Tiger, PRYZM, Be At One and Revolution.

DESCRIPTION:

Formerly the old Bank Of England building, Bierkeller occupies the basement, ground and first floors of this attractive and prominent 3-storey Victorian corner property.

TENURE:

The property is held on a free of tie lease for a term of 25 years from 24th April 2004. The current passing rent is £230,000 per annum and is subject to 5 yearly rent reviews. The lease is held within the 1954 Landlord and Tenant Act.

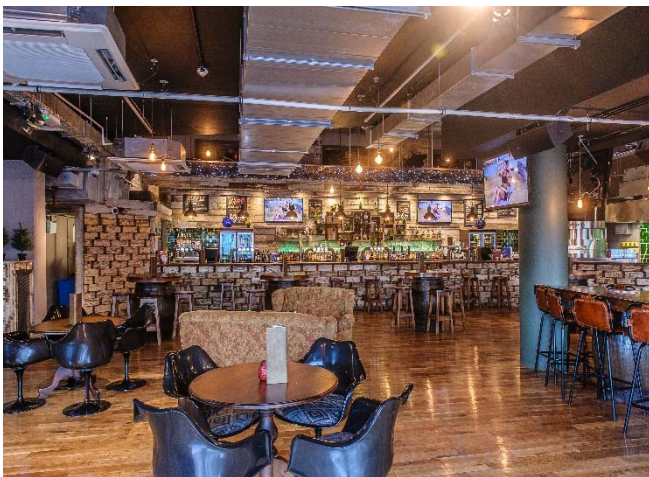
LICENSING:

The property is licensed to trade from 10am to 3am Monday to Friday, 10am to 6am on Saturdays and 11am to 2am on Sundays.

| | Y/E 31/07/2018 | Projected Y/E 31/07/2019 |
|---------------------------|--------------------------|--------------------------|
| Turnover (Net) | £2,218,333 | £2,611,027 |
| Gross Profit | £1,447,488 | £1,804,844 |
| EBITDA | -£276,006 | £41,729 |
| Annual brewers barrellage | 2,134 Y/E September 2018 | |



The Bierkeller Box Office
6 Thomas Steers Way, Liverpool One, L1 8LW



OVERVIEW

- 10 year lease from 16/10/2012
- 5 yearly rent reviews
- Rent: £160,000 per annum
- Free of Tie Lease
- Turnover Y/E 31/07/2018 - £2,872,500

Google Street View

www.burningnightgroup.com

The Bierkeller Box Office, 6 Thomas Steers Way, Liverpool One, L1 8LW

LOCATION:

The property is prominently located in the centre of Liverpool One which is a modern and stylish shopping, restaurant and leisure destination in the city centre and close to the city's historic waterfront.

Within the development there are over 170 shops, bars and restaurants and the Bierkeller is located opposite the Hilton Hotel and John Lewis superstore. Since the development was completed, visitor numbers to Liverpool One have been increasing year upon year with latest figures showing approximately 29 million people visited the centre in 2017.

DESCRIPTION:

The Bierkeller occupies the ground and first floors of this modern building with external seating to the front for approximately 70 people.

TENURE:

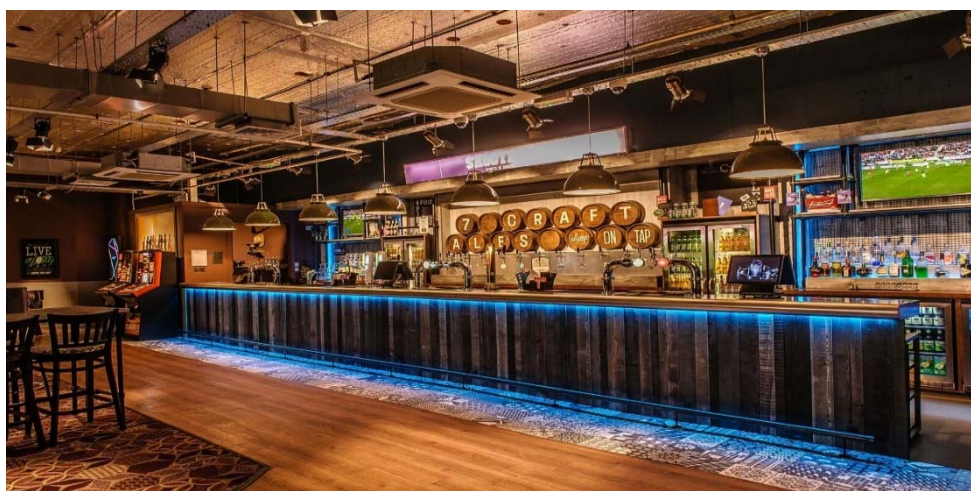
The property is held on a free of tie lease for a term of 10 years from 16th October 2012. The current passing rent is £160,000 per annum and is subject to 5 yearly rent reviews. The lease is held outside the 1954 Landlord and Tenant Act.

LICENSING:

To be confirmed.

| | Y/E 31/07/2018 | Projected Y/E 31/07/2019 |
|----------------|----------------|--------------------------|
| Turnover (Net) | £2,872,500 | £3,066,647 |
| Gross Profit | £1,897,123 | £2,122,704 |
| EBITDA | £236,610 | £404,486 |

Annual brewers barrellage 2,227 Y/E September 2018



The Manchester Bierkeller
Units 11 & 12, The Printworks, Withy Grove, Manchester, M4 2BS



OVERVIEW

- Held on a lease from 10/06/2013 until 26/08/2025
- Next rent review September 2020
- Rent: £189, 999 per annum
- Free of Tie Lease
- Turnover Y/E 31/07/2018 - £2,740,833

[Google Street View](#)

www.burningnightgroup.com

The Manchester Bierkeller

Units 11 & 12, The Printworks, Withy Grove, Manchester, M4 2BS

LOCATION:

The property is prominently located within the 365,000 sq ft Printworks leisure and entertainment venue in the heart of the city centre. The leisure scheme houses a state-of-the-art IMAX cinema, fully equipped gym and health club and many bars and restaurants including Hard Rock Café, Frankie and Benny's, Nando's and Tiger Tiger making it a one-stop shop for entertainment in Manchester.

DESCRIPTION:

The Bierkeller occupies a substantial lower ground floor and part ground floor area of the complex and is fitted to a very high standard.

TENURE:

The property is held on a free of tie lease from 10th June 2013 to 26th August 2025. The current passing rent is £189,999 per annum with the next rent review due in September 2020. The lease is held outside the 1954 Landlord and Tenant Act.

LICENSING:

The property is licensed to trade on Sunday to Thursday from 9am to 1am and on Fridays and Saturdays from 9am to 2.00am.

| | Y/E 31/07/2018 | Projected Y/E 31/07/2019 |
|----------------|----------------|--------------------------|
| Turnover (Net) | £2,740,833 | £2,990,336 |
| Gross Profit | £1,880,124 | £2,124,733 |
| EBITDA | £238,308 | £469,628 |

Annual brewers barrellage 2,341 Y/E September 2018



Bierkeller Entertainment Complex
11-15 Friar Lane, Nottingham, NG1 6DA



OVERVIEW

- 25 year lease from 20/09/2016
- 5 yearly rent reviews
- Within the 1954 Landlord & Tenant Act
- Rent: £160,000 per annum
- Free of Tie Lease
- Turnover Y/E 31/07/2018 - £3,641,667

Google Street View

www.burningnightgroup.com



Bierkeller Entertainment Complex

11-15 Friar Lane, Nottingham, NG1 6DA

LOCATION:

The property is prominently located along Friar Lane which is situated between Wheeler Gate and Maid Marian Way in the heart of the city centre. Nearby occupiers include many offices, bars, cafes, nightclubs, shops and restaurants.

DESCRIPTION:

The Bierkeller occupies the basement, ground and first floors of this 3-storey building.

TENURE:

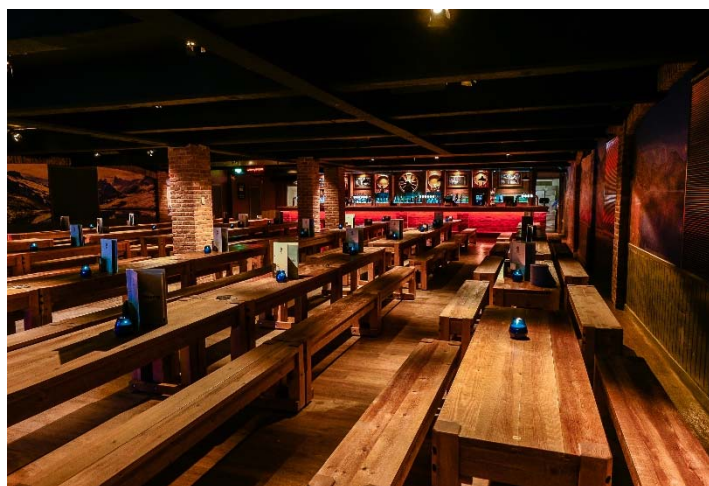
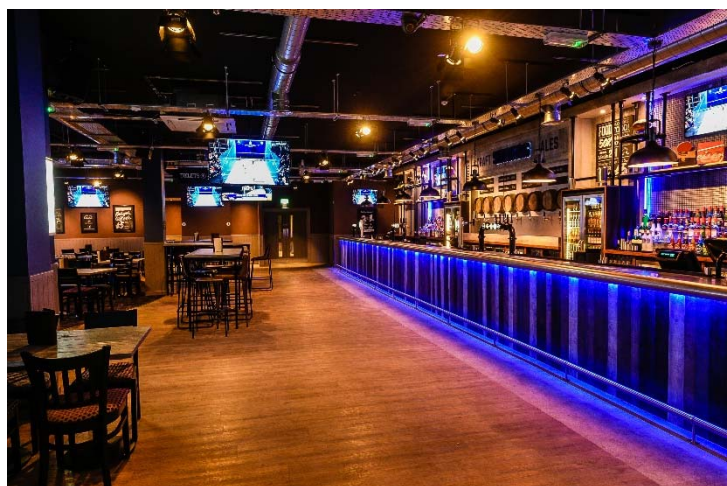
The property is held on a free of tie lease for a term of 25 years from 20th September 2016. The current passing rent is £160,000 per annum rising to £230,000 in September 2019.

LICENSING:

The property is licensed to trade on Mondays, Tuesdays, Thursdays and Sundays from 10am to 1am and on Wednesdays, Fridays and Saturdays from 10am to 2.30am.

| | Y/E 31/07/2018 | Projected Y/E 31/07/2019 |
|----------------|----------------|--------------------------|
| Turnover (Net) | £3,641,667 | £4,043,181 |
| Gross Profit | £2,557,213 | £2,903,054 |
| EBITDA | £579,143 | £819,035 |

Annual brewers barrellage 3,092 Y/E September 2018



The Potting Shed
Unit 3, The Royal Baths, Montpellier Road, Harrogate, HG1 2WL



OVERVIEW

- 20 year lease from 14/03/2018
- Next rent review December 2019 and 5 yearly thereafter
- Within the 1954 Landlord and Tenant Act
- Rent: £125,000 per annum TBC
- Free of Tie Lease
- Projected Turnover Y/E April 2019 - £1,674,339

Google Street View

www.burningnightgroup.com

The Potting Shed

Unit 3, The Royal Baths, Montpellier Road, Harrogate, HG1 2WL

LOCATION:

The Potting Shed is located in the heart of Harrogate in the historic Royal Baths just off the A61. Harrogate is a charming and historic spa town which regularly features in the best places to live in Britain. Nearby operators include J D Wetherspoon, Nando's, Slug & Lettuce and Revolucion de Cuba.

DESCRIPTION:

Having undergone a recent refurbishment costing well in excess of £1m, The Potting Shed is a family friendly garden themed gastropub with a distinctive and quirky design featuring brightly coloured wooden sheds with bench seating, hanging baskets and indoor lawned area. In addition there is an attractive beer garden providing seating for in excess of 50 people.

TENURE:

The property is held on a 20 year free of tie lease from 14/03/2018 with the next rent review due in December 2019 and 5 yearly thereafter. The current passing rent is £125,000 per annum.

LICENSING:

The property is licensed to trade Monday to Saturday from 8am to 1am and on Sundays from 8am to 11pm.

Projected Y/E 31/07/2018

| | |
|----------------|------------|
| Turnover (Net) | £1,539,000 |
| Gross Profit | £1,071,436 |
| EBITDA | £169,146 |

Annual brewers barrellage 975 Y/E September 2018



Additional Information

Additional information on the properties, such as EPCs, floorplans, copies of leases and more detailed trading information relating to this opportunity is available to seriously interested and credible parties on request. All interested parties will be required to sign a non disclosure agreement before more detailed information is supplied.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices and rents quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

All enquiries related to this Information Memorandum, or to a possible transaction involving these venues should be directed to the following members of the Davis Coffey Lyons team:

| | |
|--|--|
| Paul Tallentyre | Keith Goodwin |
| 0207 299 0740 | 0207 299 0706 |
| ptallentyre@dcl.co.uk | kgoodwin@dcl.co.uk |

Conditions of these particulars

This information memorandum has been prepared as a general guide to the properties for the convenience of a prospective purchaser and are intended for those familiar with commercial property transactions. If you are not sure that you fit this description then you should seek relevant independent advice before proceeding further. Davis Coffey Lyons for themselves and for the vendors and owners (the client) whose agents Davis Coffey Lyons are, give notice that: (a) These particulars are made without responsibility on the part of Davis Coffey Lyons or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquiring party must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misstatement therein shall not affect or annul any agreed sale or be grounds for rescission or compensation; (b) Neither the Client nor Davis Coffey Lyons, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) Davis Coffey Lyons have not carried out a detailed survey, nor tested the services, appliances and specific fittings of the properties; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Davis Coffey Lyons, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Davis Coffey Lyons October 2018.