

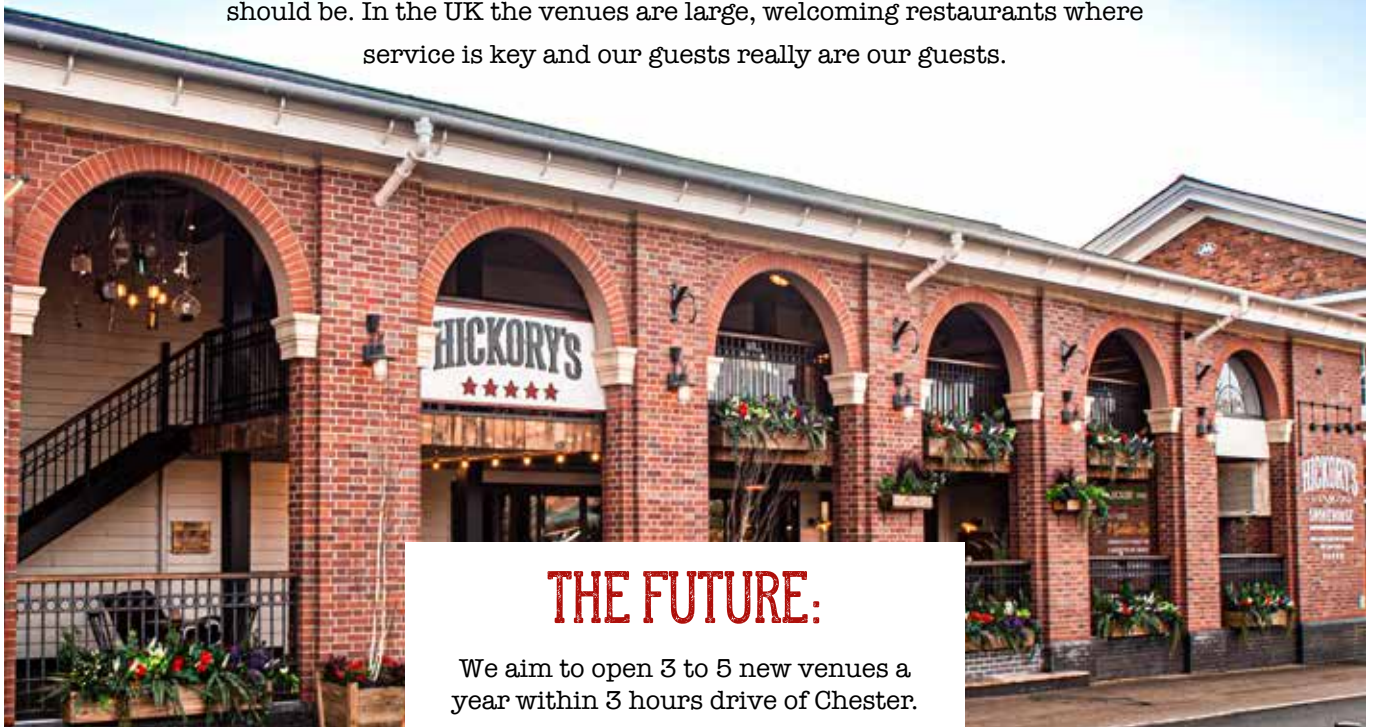


green&partners

PROPERTY REQUIREMENTS

HUNGRY FOR MORE!

Hickory's Smokehouses were founded in 2008 following a road trip to the Southern states of The USA. The name comes from the Hickory tree, a common sight outside the BBQ joints all across the region, that provides the wood we use in our smokers. We import both the smokers and the hickory wood from Missouri and cook our meats low and slow, as they should be. In the UK the venues are large, welcoming restaurants where service is key and our guests really are our guests.



THE FUTURE:

We aim to open 3 to 5 new venues a year within 3 hours drive of Chester.



SO, WHAT EXACTLY ARE WE LOOKING FOR?

CRITERIA

Location:

Close to large residential catchments with good road communications.

Size:

- Existing buildings of 7,000 sq ft - 13,000 sq ft with parking and garden.
- Smaller buildings capable of extension on sites of 1 acre+.
- Sites of 1 acre+ for new build of c.7,000 sq ft.

Covers:

We are flexible but ideally we would like 150 internal, 60 external.

Garden:

Preferred. Some sort of external trading area is required.

Parking:

Out of town: 70+. In town: close to public parking.

Prominence:

Sites with an attractive aspect, close to water or with interesting features are advantageous. Will consider former nightclubs, car showrooms, cinemas, public & government buildings etc.



PROPERTY SPECIFICS: FREEHOLD OR LEASEHOLD

Planning:

The premises fall under class E or A3, A4, A5, Sui Generis as required.

Licensing:

Hickory's trade with a premises licence for the sale of alcohol.

Lease term:

Minimum 10 years, free of tie.

Rent:

Subject to negotiation.

Development:

Hickory's will extend existing premises or build new at their own cost. This will be reflected in the property deal.

EXISTING SITES

Please come and visit us at one of current venues and see what we're all about. We currently trade in:

Chester (Riverside) - The Groves, Souters Lane, CH1 2SD

West Kirby - Village Road, CH48 3JN

Rhos on Sea - 9 Llandudno Road, LL28 4TR

Wall Heath, Dudley - Kidderminster Road, DY6 0EN

Burton Green, Coventry - 216 Cromwell Lane, CV4 8AP

Castle Bromwich, West Midlands - The Green, B36 9AR

Southport - 70 Folkestone Road, PR8 5PH

Worcester - Tybridge Street, Worcester, WR2 5BA

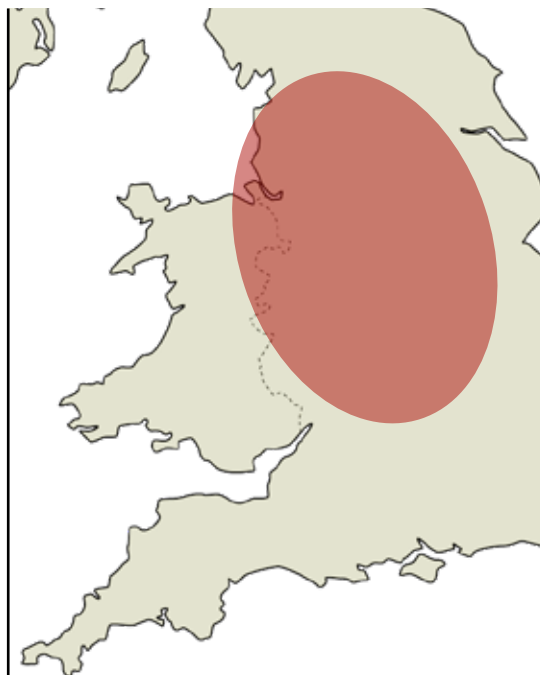
Gresty Green - 332 Crewe Road, Shavington CW2 5AF

Poynton - London Road South, Poynton, Stockport SK12 1LQ

Shrewsbury - Units A & B, Victoria Quay, Shrewsbury SY1 1HH

Wilmslow - Racecourse Road, Wilmslow. SK9 5LR

We are also proud owners of Barlounge and Upstairs at The Grill in Chester.



TARGET LOCATIONS

We are looking for sites within 3 hours of Chester close to major conurbations or within easy drive times. Examples of prime areas are below although we will consider a wide range of locations:

- Western/Northern edge of Manchester. (Worsely/Urmston area)
- South side of the Birmingham conurbation. Areas such as Shirley, Solihull.
- North side of Birmingham (Sutton Coldfield area).
- Outer edge of Preston (Fullwood area).
- Staffordshire. (edge of Stafford, Trentham, Newcastle-u-Lyme)
- West side of Derby (Mickleover area).
- Yorkshire (edge of Sheffield, Leeds, York etc).
- Cheltenham.

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HICKORY'STM

SMOKEHOUSE

www.hickorys.co.uk