



## BAY HORSE, CATTERICK VILLAGE:

*38 Low Green, Catterick Village, County Durham DL10 7LP*

The Bay Horse is a great community pub located in the picturesque village of Catterick and overlooks the village green and the River Swale. This pub is the heartbeat of the village, serving great ales and good food. There is also scope to attract custom from the nearby Army Barracks and Race Course.

The ideal candidate will be community minded and energetic, with some background in catering.

### *Trading area and facilities -*

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	40
Catering kitchen:	Yes	Customer carpark:	No
Beer garden/patio:	Yes	Function room:	Yes
Live sports:	No	Pub games:	Yes
No. of letting rooms:	0		

### *Private accommodation -*

No. of double bedrooms:	2	No. of single bedrooms:	2
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Yes	Office:	Yes

### *The financials -*

Estimated weekly sales:	£4,700	Sales mix:	85:15 wet led
Retailer fee:	22%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	Nil
Total ingoing costs:	£5,360		

