



RED HART, FLYFORD FLAVEL:

Cockshot Lane, Kington, Flyford Flavel, Worcester, WR7 4NN

The Red Hart is a charming country pub situated on a road junction providing excellent visibility and presence. The food offer is A La Carte and of a very high quality.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining Area:	1	No. of food covers:	20
Kitchen:	Yes	Parking facilities:	Yes
Beer garden/patio:	Yes	Function room:	
Live sports:		Pub games:	
No. of letting rooms:	0		

Private accommodation -

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

The financials -

Fair Maintainable Turnover (per annum):	£297,320	Barrelage discount:	£50
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Working capital required:	£15,000	Training fee:	£550 +VAT
Security deposit:	£8,750	Legal fees:	£360
Total ingoing costs:	£24,660 (excl. VAT)		

Rent (p.a.):	£28,000	Service charge (p.a.):	£1,350
Decorating fund (p.a.):	£1,000	Insurance figure (p.a.):	£1,400

Did you know that Marston's...

- Owns over 1,550 pubs & buildings and has over 1,000 self-employed partners
- Owns 6 breweries! - Jennings, Banks' (Wolverhampton), Marston's, Wychwood, Ringwood and Eagle (Bedford)
- Brews over 225 million pints a year and sells 3 bottles of beer every second

