



## BULLS HEAD, TAMWORTH:

446 Watling Street, Two Gates, Tamworth B77 1HW

### Trading area and facilities -

Refurbishment planned:	Yes	No. of bars:	2
Dining room:	No	No. of food covers:	20
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	No
Live sports:	Yes	Pub games:	Yes
No. of letting rooms:	None		

### Private accommodation -

No. of double bedrooms:	3	No. of single bedrooms:	1
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Yes	Office:	Yes

### The financials -

Fair Maintainable Turnover (per annum):	£298,000	Barrelage discount:	£50
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Working capital required:	£6,000	Training fee:	£550 +VAT
Security deposit:	£6,875	Legal fees:	£360
Total ingoing costs:	£13,785	Building Insurance:	Site dependent

Rent (per annum):	£27,500	Service charge:	£1,400
Decorating fund:	£2,000	Insurance figure:	£650
Total ongoing costs:	£31,550		