



SWANS, VERWOOD:

Pennine Way, Verwood, Dorset BH31 6UL

The Swans is a large, three room operation site located in Verwood. The pub attracts both locals and diners from further afield, there is a strong core of local regulars all year round.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	110
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	No
No. of letting rooms:	No		

Private accommodation -

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

The financials -

Estimated weekly sales:	£6,300	Sales mix:	70% wet 30% food
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Retailer fee:	22%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	None
Total ingoing costs:	£5,360		

Did you know that Marston's...

- Owns over 1,550 pubs & buildings and opens 20+ new pubs a year
- 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
- Develops new, innovative beers using its microbrewery, producing 600 pints a week

