



ELEPHANT & CASTLE, FERNDOWN:

126 Station Road, West Moors, Dorset, BH22 0JB

The Elephant & Castle is a community local pub with a prominent main road location. The pub is situated in the affluent village of West Moors and is operated on Marston's Village menu with good food offers.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	64
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	Yes
No. of letting rooms:	0		

Private accommodation -

No. of double bedrooms:	2	No. of single bedrooms:	0
No. of reception rooms:	1	No. of private bathrooms:	1
Private kitchen:	Yes	Office:	Yes

The financials -

Estimated weekly sales:	£7,400	Sales mix:	70/30 wet/dry
Franchise fee:	£POA	Legal fees:	£360 +VAT
Annual business fee:	1.25% of turnover	Working capital required:	£20,000 - £25,000

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

