



PLOUGH & HARROW, LLANSAMLET:

57 Church Road, Llansamlet, West Glamorgan, SA7 9RL

The Plough & Harrow is a fantastic community pub located in Llanshamlet which boasts a great reputation for food and homely feel. The pub is split over two floors and has distinct trading areas, the upstairs features a function room which can be utilised for parties, receptions and business meetings.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	2
Dining room:	No	No. of food covers:	100 inside and 50 outside
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	Yes
Live sports:	No	Pub games:	Yes
No. of letting rooms:	0		

Private accommodation -

No. of double bedrooms:	1	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:	£9,000	Sales mix:	60/40 wet/dry
Retailer fee:	25%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	Nil
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

