



DOG & GUN, OADBY, LEICESTERSHIRE:

9 Cross Street Enderby Leicestershire UK

The Dog and Gun is a true community site situated in Enderby on the outskirts of Leicester. It is being offered on a retail agreement on a wet only basis, but with the opportunity for the retailer to implement their own food offer. The site has two bars and a seating area for food and can also double as a function room. The Dog & Gun would suit either someone new to the trade or an experienced operator. We are looking for someone who wants to immerse themselves in the local community and make the Dog & Gun the centre of all local community activity.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	2
Dining room:	Yes	No. of food covers:	30
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	Yes
Live sports:	No	Pub games:	Yes
No. of letting rooms:	None		

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:	No

The financials -

Estimated weekly sales:	£5,500	Sales mix:	100% Wet Only
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Retailer fee:	20%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	£0
Total ingoing costs:	£5,360		

