



YE OLDE BLACK CROSS, BROMSGROVE:

70 Worcester Road, Bromsgrove B61 7AG

This large historical pub is located on a busy road on the edge of Bromsgrove town centre. The pub has a front bar room, a rear dining/entertainment room with bar and a separate pool room. There is an unused catering kitchen and four letting bedrooms with plans for investment.

We are looking for an enthusiastic experienced operator with the desire to build a strong wet and dry trade in an edge of town pub.

Trading area and facilities -

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|------------------------|-----|---------------------|-----|
| Refurbishment planned: | Yes | No. of bars: | 2 |
| Dining room: | Yes | No. of food covers: | 30 |
| Catering kitchen: | Yes | Customer carpark: | Yes |
| Beer garden/patio: | Yes | Function room: | No |
| Live sports: | No | Pub games: | Yes |
| No. of letting rooms: | 4 | | |

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: | £5,500 | Sales mix: | 100% wet |
| Retailer fee: | 20% | Security deposit: | £5,000 |
| Legal fees: | £360 | Working capital required: | £640 |
| Total ingoing costs: | £6,000 | | |

