



THE OLD MILL, ALSAGER:

Alsager, Stoke-on-Trent ST7 2UB

The Old Mill is a large, community local pub located in the town on Alsager. The pub boasts 11 en-suit good quality letting rooms and includes a lower level function room with its own bar. The site also has a front gated patio area and a large car park.

We are looking for a highly motivated couple with experience in hotel operations and functions (weddings etc.). A catering background would be an advantage, sale and marketing experience / skills are a must. This is a multifunctional site and requires adaptability.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	2
Dining room:	Yes	No. of food covers:	100+
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	Yes
Live sports:	No	Pub games:	No
No. of letting rooms:	11		

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 -

Fair Maintainable Turnover (per annum):	£453,073	Barrelage discount:	£50.00
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Working capital required:	£10,000	Training fee:	£550 +VAT
Security deposit:	£9,750	Legal fees:	£360
Total ingoing costs:	£28,660	Building Insurance:	Site dependent

Rent (per annum):	£39,000	Service charge:	£2,500
Decorating fund:	£3,000	Insurance figure:	£570
Total ongoing costs:	£67,570		

