



SUNNYDALE INN, MANSFIELD WOODHOUSE:

Brown Avenue, Mansfield Woodhouse, Nottinghamshire, NG19 8HH

The Sunnydale is a community local pub situated in a prominent roadside location in Mansfield Woodhouse. The site is surrounded by houses, with shops within walking distance and benefits from Sky Sports and hosts a popular entertainment schedule. The site serves food daily including a Sunday Carvery. The main trading area boasts a two room operation, which is serviced by one long bar servery. The pub features a pool table and darts throw and has a selection of seating arrangements for customers.

The successful candidate should be an experienced food operator, who has a proven record of building sales within a high volume venue.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining room:	No	No. of food covers:	
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	Yes
No. of letting rooms:	None		

Private accommodation -

No. of double bedrooms:	3	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:	£6,000	Sales mix:	95:5 wet to dry
-------------------------	--------	------------	-----------------

Retailer fee:	22%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	0
Total ingoing costs:	£5,360		

