



BLACK HORSE, APPLEBY MAGNA:
Appleby Magna, Nr Swadlincote, Derbyshire DE12 7AH

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	50
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	No
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 -

Fair Maintainable Turnover (per annum):	£232,845	Barrelage discount:	£100
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Working capital required:	£3,000	Training fee:	£550 +VAT
Security deposit:	£5,000	Legal fees:	£360
Total ingoing costs:	£8,910	Building Insurance:	Site dependent

Rent (per annum):	£17,500	Service charge:	£1,350
Decorating fund:	£1,000	Insurance figure:	£650
Total ongoing costs:	£20,500		

