



## WHITE LION, THORNBURY:

### *High Street, Thornbury, Bristol BS35 2AQ*

The White Lion is situated on the high street in the town centre of Thornbury, which is a busy environment. The bar area has high tables as well as relaxed seating for drinkers and diners. To the rear of the bar there is a sports area with pool, darts, gaming machines and TV's. There is also a conservatory which is very popular with diners as it is light and airy. There is an impressive 'hidden gem' beer garden to the rear of the property where an outside bar and BBQ can be operated during the summer months.

The ideal candidate will be experienced at operating a town centre venue with a significant food offer. Standards and service levels need to be high as a competitive market.

#### *Trading area and facilities -*

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	120
Catering kitchen:	Yes	Customer carpark:	No
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:	Yes

#### *The financials -*

Fair Maintainable Turnover (per annum):	£531,227	Barrelage discount:	£100 per 36 gallon barrel
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Working capital required:	£20,000	Training fee:	£550 +VAT
Security deposit:	£9,750	Legal fees:	£360 +VAT
Total ingoing costs:	£31,410	Building Insurance:	Site dependent

Rent (per annum):	£39,000 stepped year 1	Service charge:	£1,350
Decorating fund:	£2,000	Insurance figure:	£780 + VAT
Total ongoing costs:	£43,130		

