



## WEST MEON, PETERSFIELD:

*West Meon, Petersfield, Surrey GU32 1JX*

The West Meon is a destination food pub located in the heart of the Meon valley. The traditional building dates back almost 300 years and is set in the glorious countryside of the South Downs National Park.

An experienced operator with at least 5 years' experience in a busy food led business. Knowledge of the local area would also be beneficial, but not essential.

### *Trading area and facilities -*

Refurbishment planned:	No	No. of bars:	1
Dining room:	Yes	No. of food covers:	160
Catering kitchen:	Yes	Customer carpark:	Yes
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	No
No. of letting rooms:	No		

### *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:	£9,000	Sales mix:	70% food 30% wet
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Retailer fee:	22%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	None
Total ingoing costs:	£5,360		

### **Did you know that Marston's...**

- Owns over 1,550 pubs & buildings and opens 20+ new pubs a year
- Has over 1,000 self-employed partners
- Owns 6 breweries! - Jennings, Banks' (Wolverhampton), Marston's, Wychwood, Ringwood and Eagle (Bedford)
- Brews over 225 million pints a year and sells 3 bottles of beer every second
- Develops new, innovative beers using its microbrewery, producing 600 pints a week

