



PLOUGH, UPTON ON SEVERN:

Waterside, Upon-on-Severn, Worcestershire WR8 0HY

The Plough is a community pub located in Upton which sits on the west bank of the River Severn, 5 miles southeast of Malvern. This is a one bar operation, with a sports area and a casual dining and seating area. The site also benefits from a large catering kitchen where they can operate their own menu. Upton is host to 3 large festivals, one being the Upton Blues, which takes place right outside the pub.

Ideally we are looking for a couple to run this site who has experience in being their own food operator.

Trading area and facilities -

Refurbishment planned:	No	No. of bars:	1
Dining room:	No	No. of food covers:	60
Catering kitchen:	Yes	Customer carpark:	No
Beer garden/patio:	Yes	Function room:	No
Live sports:	No	Pub games:	Yes
No. of letting rooms:	None		

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 -

Estimated weekly sales:	£5,000	Sales mix:	100% wet
Retailer fee:	20%	Security deposit:	£5,000
Legal fees:	£360	Working capital required:	None
Total ingoing costs:	£5,360		

