

LOCAL AREA INFORMATION

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Broughton Astley has a wide variety of shops, pubs and local businesses. All other major amenities can be found in Hinckley town centre which is 6 miles away.

SCHOOLING & EDUCATION:

According to the most recent Ofsted reports, the Orchard Church of England Primary School in Broughton Astley received an outstanding approval, as did the nearest local secondary school Thomas Estley Community College.

DIRECTIONAL NOTE:

Ye Olde Bulls Head in located on Main Street, Broughton Astley on the B581 and can accessed by the A426 Lutterworth Road or the B4114 Coventry Road.



WHY EVERARDS?



**Three Times
Publican Pub
Company of
the Year**

**Licensees
spending more
time with our
BDMs make
more profit***

So why run your own
pub with anyone else?

*Independent research by CGA Strategy with
85% of our pubs during August 2009

**93% of our
licensees
would sign
up with us
again***

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pub with anyone else?

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Ye Olde Bulls Head

**Profit Potential: £ 50,927*
Three Year Standard Tenancy**

**MAIN STREET, BROUGHTON ASTLEY,
LEICESTERSHIRE, LE9 6RD**

- Village community pub
- Main road location
- Good quality food offer



Tina Clarke, Stamford Arms, Groby

"My background is in retail and the experience has been invaluable when it came to running our very own pub. I spent twelve years working with Next in a number of roles ranging from Area Store Manager through to Human Resources at their Head Office. We employ 12 really great members of staff here at The Stamford and I look after everything from arranging payroll and rota's through to arranging pub events and music gigs."



Dan Lacey, Horseshoe, Oakham

"I'm not the sort of person who can sit behind a desk, working the 9-5 shift. Running my own pub means that I get to make the decisions, I get to meet some very interesting people and yes the hours can be long but that's part of being your own boss and I find it very liberating."

INTERESTED?

Recruitment Team:

Phone: **0800 056 4111**

Email: **recruitment@everards.co.uk**

Business Development Manager

Mike Brown (BDM)

Phone: **07860 100 433**

Email: **mikebrown@everards.co.uk**



CALL 0800 056 4111 OR CLICK WWW.EVERARDS.CO.UK

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Ye Olde Bulls Head is situated in the large village of Broughton Astley, Leicestershire. The village has ancient origins and was formed as an amalgamation of three communities, Primethorpe, Sutton-in-the-Elms and Broughton Astley itself.

Ye Olde Bulls Head has been part of the Everards estate since 1950. The pub currently has a quality lunchtime and evening food offer, but with potential to build on this, a great range of cask ales and beverages and an array of pub teams. It is very much a part of the local community and has something to suit everybody. The successful licensees for this pub would benefit from having a sound knowledge of catering and looking after cask ales as well as knowledge of how to market the pub to a wider clientele. They would also need to be able to integrate themselves into the local community, be strong characters and have a real passion for the industry.

FINANCIAL INFORMATION

£ PROFIT POTENTIAL

We would anticipate that a tenant could earn **£50,927*** net profit from this site per year

TURNOVER

FMT stands for Fair Maintainable Trade - please see the bottom of the page for a full definition of this term

DRINKS

FMT	£342,564
Estimated Current (net):	£324,151

FOOD

FMT	£130,000
Estimated Current (net):	£73,667

MACHINES

FMT	£4,524
Estimated Current (net):	£4,524

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the tenancy agreement. All figures are estimates and exclude VAT.

• Fixtures & Fittings:	£15,000
• Stock & Glassware:	£5,500
• Working Capital:	£5,000
• Trading Deposit:	£6,917
• Valuer & Stocktaking:	£1,200
Total	£33,617

Finances at a Glance

Initial Investment: £33,617 • Annual Estimated Net Profit: £50,927*

*This information is generated from our assessment of Fair Maintainable Trade (FMT) at Ye Olde Bulls Head and is based on certain assumptions and information provided by our licensees (to be disclosed on request). FMT is the level of turnover we would expect the pub to achieve within its market and this is assessed in line with good industry practice and relevant accountancy standards. Wherever possible we have also included the pub's current trading information as at 15th March 2011 in addition to FMT. This is taken from our sales information (barrelage) and information from the licensees such as their trading information and cost base.

We would expect you to use the FMT information to help form the financial element of your business plan. These figures above are an estimate based on FMT and you may think that you can exceed or conversely not achieve these. As this stage we would strongly recommend that you take independent financial advice to help you form a budgeted profit and loss statement.

This information is not intended to amount to advice, a statement of fact, a guarantee, a

BARRELAGE

A barrel is a unit of measurement adopted by the pub & brewing industry. A barrel is 36 gallons of 288 pints. This excludes wines, minerals & spirits.

• FMT Barrelage	350
• Current Barrelage	316
• 2010	264
• 2009	253


RATES

These rates can be checked with the local rating office. We encourage licensees to challenge rates & use a specialist to assist

 Rateable Value	£37,200
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RENT

The rent has been calculated using the FMT turnover that we would anticipate from the site. All Everards rents are linked to RPI so may increase or decrease in future years

 Rent required for this site	£44,584
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representation, a condition or a warranty on which reliance should be placed but is our opinion only. We therefore, to the extent permitted by law, disclaim all liability and responsibility arising from any reliance placed on such information by you or anyone informed of its contents.

You are advised to carry out your own financial investigations and inspections into the pub to satisfy yourself as to the correctness of the above information, whether or not you can achieve these figures and as to the trading potential of this pub. You will be given a shadow profit and loss account and other details of the pub when you make a formal enquiry - this will be given within our Code of Practice which also contains other details about Everards.

Historic information is not an indicator of future performance of a pub and you should bear this in mind in your assessment.

[This information does not constitute any part of an offer or a contract and any acquisition of a pub by you is subject to our terms and conditions of agreement

FEATURES OF YE OLDE BULLS HEAD

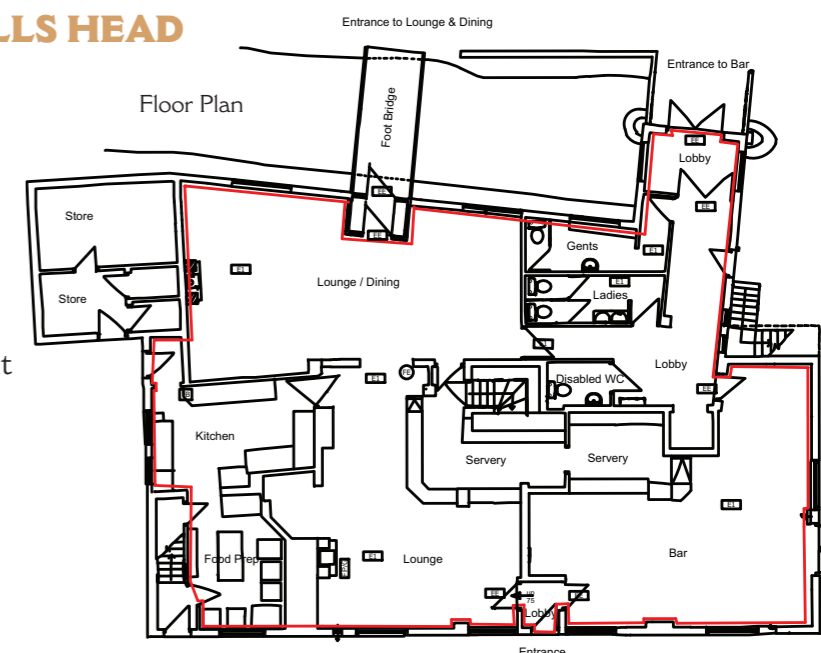
- Lounge
- Bar
- Restaurant

Other areas:

- Kitchen
- Patio
- Garden with children's play equipment
- Large car park

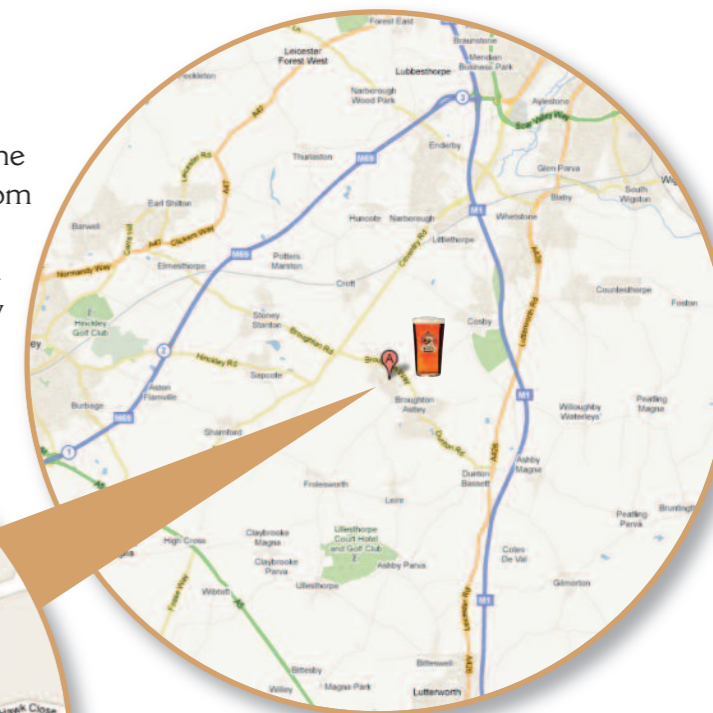
Living spaces

- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Office
- Garden



Location

The village of Broughton Astley is located in South West Leicestershire, about 6 miles to the east of Hinckley and approximately 9 miles from the centre of Leicester. As a result of housing developments since 1991 the village now has a population of around 10,000 people. It has low crime and unemployment rates and is a close knit community.



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