

LOCAL AREA INFORMATION

LOCAL AREA AMENITIES:

There are various high street banks, a Post Office, library, newsagents, pharmacy, hairdressers, garden centre and various other amenities all in Blaby.

SCHOOLING & EDUCATION:

According to the latest Ofsted Reports, the Blaby Stokes Church of England Primary School and the Blaby Thistly Meadow Primary School both received a satisfactory approval. Leysland High School received an outstanding approval and Countesthorpe Community College received a satisfactory approval.

DIRECTIONAL NOTE:

The Tom Thumb is situated on Grove road which can be accessed off the main Blaby bypass (A426).



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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The Tom Thumb
Profit Potential: £ 47,480*
Three Year Standard Tenancy

GROVE ROAD, BLABY LEICESTER, LE8 4DG

- Recent £98k refurbishment December 2009
- Situated in densely populated residential area
- Trade is increasing

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



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Blaby's history dates back to the Domesday Book, where it is referred to as Blaby Mill. Since this time many things have changed, not least the size of the population. In 1801, the population was 6613, by 1901, 17,054 and by 2001, 90,251. While there are few buildings of outstanding historical or architectural interest, old Blaby is a conservation area. It contains some ancient and picturesque dwellings and has a charming 'olde worlde' feel. The Baker's Arms, a thatched public house that dates back to 1485 and is thus the second oldest pub in Britain (after Ye Olde Trip to Jerusalem in Nottingham). The Tom Thumb benefitted from an extensive £98k refurbishment in December 2009 which improved the bar, signage & internal zoning and also developed a new retail offer. The Tom Thumb is located in the centre of the highly populated residential area of Blaby village. The area is also abundant with various shopping facilities, businesses and schools. We are looking for licensees who have experience in operating community pubs who will have a vision for the Tom Thumb to take it forward to the next level with its new look.

FINANCIAL INFORMATION

£ PROFIT POTENTIAL

We would anticipate that a tenant could earn **£47,480*** 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	£325,639
Estimated Current (net):	£245,172

FOOD

FMT	£110,638
Estimated Current (net):	£35,000

MACHINES

FMT	£7,000
Estimated Current (net):	£7,000

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:	£30,000
• Stock & Glassware:	£4,300
• Working Capital:	£5,000
• Trading Deposit:	£4,108
• Valuer & Stocktaking:	£1,500
Total	£44,908

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 MAT Barrelage	253
• 2009	171
• 2008	246

RATES

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

Rateable Value	£29,250
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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	£35,898
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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 THE TOM THUMB

- Lounge / Bar
- Garden
- Large car park

Other areas:

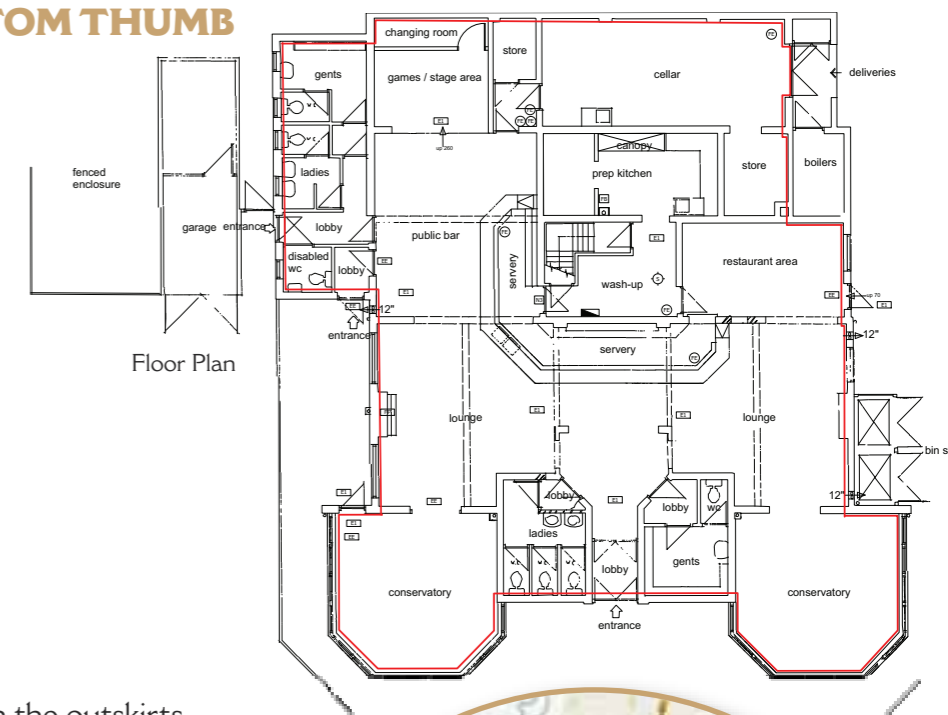
- Outbuildings
- Kitchen

Living spaces

- 3 bedrooms
- Sitting room
- Kitchen
- Bathroom
- Separate toilet

Location

The Tom Thumb is located on the outskirts of Blaby, and is surrounded by residential properties. It is a large pub which sits right in the heart of its community.



INTERESTED?

Recruitment Team:

Recruitment team: Phone **0800 056 4111**
Email: recruitment@everards.co.uk

Business Development Manager

Mike Brown (BDM)
Phone: **07860 100 433**

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