

# Pub Business Facts

<b>Location:</b>	
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Agreement Details	
Proposed Agreement	
Volume Assumption (BCF) Beer, Cider, FABs	XXX brls
Proposed BCF Discount / Barrel	£XX.XX per barrel (other discounts are negotiable)
Introductory Rent	£XX.XX per annum
Date Information Collated	

Costs per annum (£ - excl VAT)	
Accounting & Stocktaking Services	£2,900 (average)
Building Insurance	£
Business Insurance	£1,633
Cellar Cooling Contract	£309
Safety Management Solutions Contract	£1,000
Heating & Boiler Maintenance Contract	£474
Repairs & Maintenance/ Decoration Fund	£
<b>Total</b>	<b>£</b>

These are costs, in addition to rent, payable under the terms of your agreement (excluding any costs relating to fixtures & fittings). These costs have been taken into account as legitimate ongoing business expenses in our calculation of rent.

This pub needs personal investment of time, effort and skills to realise its potential. Our vision for this pub is a business capable of sustaining a rent of £XX,XXX per annum.

Optional Tie Release Fees per annum (£ - excl. VAT)	
FABs	£
Gaming	£
Minerals	£
Spirits	£
Wines	£
<b>Total</b>	<b>£</b>

At your option you can choose all, any combination or none of the above. Additional selected categories by negotiation.

Five Year Trading Record					
Period Covered	MAT Beer Cider FABs Volumes (36g barrels)*		MAT Retailer Machine Income (£'000)	Number of Publican Changes	ei group Capital Investment (£'000)
	DRAUGHT	PACKAGED			
Year to April 2016			£		£
Year to September 2015			£		£
Year to September 2014			£		£
Year to September 2013			£		£
Year to September 2012			£		£
Year to September 2011			£		£

## Disclaimer

Any figures shown above have been extracted from the Management Information at ei group plc where applicable. ei group plc will not be liable to you or any other party for any inaccuracies or errors stated above. All other representations are our opinion of the potential of this pub, however you must rely upon your own investigations and due diligence. (\* May include adjustments in respect of damages and/or consequential loss insurance sums recovered.) July 2016

# Pub Business Facts

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Estimate of Publican Ingoing Funds (£ - excl. VAT)	
Stock & Glassware	£
Rent Deposit	£
Cash Float	£
Total Ingoings	£

**Stock & Glassware** - this is ordinarily owned by the outgoing publican and is purchased by the successful applicant on the change date. The applicant would be expected to liaise with the outgoing publican over arrangements for the valuation of this stock and glassware and ensure adequate funds are available on the change date.

**Rent Deposit** - applicants will be required to lodge a minimum security deposit of 3 months' rent at the outset of the agreement.

**Cash Float** - this is an estimate of the monies typically required to provide a cash float for the business for when trading commences. This will vary dependent on the nature of the business and applicants should rely on their own investigations.

In addition to the above, funds will be required for one month's rent and contractual costs (plus VAT). Please note, the actual deposit payable will be 25% of the final agreed rent.

Fixtures & Fittings (£-excl. VAT)	
Fixtures & Fittings	£

Usually purchased at a fixed price, plus VAT, in advance of the change date. Successful applicants will be provided with an inventory of these items and should check they are all present, at the premises, on the change date as it will not be possible to rectify any omissions at a later stage.

Rateable Value	
Rateable Value	£
Uniform Business Rate April 2016 49.7p (England) 48.6p (Wales). To establish the rate payable please contact the relevant Local Authority.	
Depending on the length of your agreement and the level of rent payable you may be liable for Stamp Duty Land Tax. For further information please visit <a href="http://www.hmrc.gov.uk/sdlt/index.htm">www.hmrc.gov.uk/sdlt/index.htm</a>	

**Premises Licence**

ei publican partnerships is not the current Premises Licence holder. To view the details of the Licence and any licensing conditions please contact Coventry City Council (Licensing)

**IMPORTANT INFORMATION** - These Pub Business Facts have been prepared to enable you to construct your business plan. Should you wish to consider alternative discounts, rent proposals and tie release options with their associated fees, please contact your ei publican partnerships Regional Manager.

Regional Manager	Name	Contact Number	Mobile Number
		Email	Email Address

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