

Brush & Easel Flanderwell

Fleming Way, Rotherham, S66 2HB



Key Features

-  Just Add Talent
-  Outdoor Trade
-  Live Sports
-  Pub Games

Overview

The Brush & Easel is a well located community pub known for great food and community spirit.

To apply for this pub or for additional information, please contact us directly:

 Freephone: 08085 94 95 96
Mon-Fri 09:00-17:00

Email us at
enquiries@starpubs.co.uk

Or visit
www.starpubs.co.uk

Trading Area & Facilities

Inside, the pub is spacious with an open plan layout. The interior is in good condition.

Outside, there is partly covered beer garden with is split into a turfed and patioed area.



Private Accommodation

Private accommodation consists of three bedrooms, living room, kitchen and bathroom.

Premises Licence Details

Please refer to Premises Licence for more information.

Premises Licence Opening Hours

Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 00:00	10:00 - 01:00	10:00 - 01:00	10:00 - 00:00

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Pub Financials

Estimated Total Turnover	£426,782	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£9,193
Estimated Licensee Share (25% of Estimated Total Turnover)	£117,365	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£21,996
Less Estimated Wage Costs	£104,561		
Estimated Pub Profit	£45,964	Licensee Share of Turnover	27.5%

Other SP&B Ongoing Charges

Estimated Buildings Insurance	£0
Estimated Maintenance Compliance Charge	£0
Estimated Inside Track Accountancy & Stocktaking Charge (including tills)	NA

The above figures are provided as a guide only and will be finalised as part of the commercial agreement (please download the rent model from Trading Information section for full financial details).

The above figures and the rent model assume that the agreement includes an arrangement to share machine income. All of our pubs in England & Wales are available without a machine income share agreement and this can be negotiated as part of the commercial agreement.

* All figures quoted are exclusive of VAT

** FMOP = Fair Maintainable Operating Profit

MISREPRESENTATION ACT 1967.

Whilst every effort has been made to ensure that the contents of this Factsheet are correct, the details quoted within do not form a part of an offer or contract. Star Pubs & Bars Ltd and HEINEKEN UK Ltd accept no liability for any error, opinion or misrepresentation expressed. Anyone intending to make application should take independent advice or judgement and make appropriate enquiries through inspection or otherwise as to the correctness of each detail. They should satisfy themselves that the levels of trade for this business are sustainable and/or profitable.

This information was correct at 28/11/2020

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