

RENT MODEL-PROFIT & LOSS

2303400 BRUSH & EASEL FLANDERWELL


Model ID: O30000666 **Model Type:** New Let **Approval Date:** 11.09.2020

Year 1	Year 2	Year 3	Year 4	Year 5
216	382	190	0	0

(Historical volume figures may not include purchases made through 3rd Parties)

Wet Sales	% of Wet Turnover	Barrels	Avg RSP £/unit (inc VAT)	Turn over (ex VAT)	Total Wholesale Cost	Avg Disc £/btl	GP%	Gross Profit
Draught Lager	51.39 %	224.9157	£3.05	£164,685.44	£129,589.18	£150.00	41.80 %	£68,833.61
Draught Ale	13.64 %	60.0058	£3.03	£43,694.60	£31,391.07	£150.00	48.76 %	£21,304.39
Draught Cider	6.47 %	24.9022	£3.47	£20,745.55	£15,538.79	£150.00	43.10 %	£8,942.09
Packaged Lager	0.80 %	2.3200	£3.13	£2,541.92	£1,596.40	£150.00	50.89 %	£1,293.53
Packaged Cider	1.81 %	5.7500	£3.66	£5,743.48	£4,881.35	£150.00	30.03 %	£1,724.63
FABs (PPS)	0.27 %	0.5500	£3.15	£859.21	£447.82	£100.00	54.28 %	£466.39
Minerals	7.66 %	0.0000	£0.00	£24,548.08	£0.00	£0.00	59.60 %	£14,630.66
Spirits	11.60 %	0.0000	£0.00	£37,174.64	£0.00	£0.00	74.60 %	£27,732.28
Wines	6.39 %	0.0000	£0.00	£20,478.10	£0.00	£0.00	58.30 %	£11,938.73
Total Wet Sales	100.03 %	318.4437		£320,471.02	£183,444.61		48.95 %	£156,866.31
Dry Sales								
Snacks Income				£1,520.83	£760.41		50.00 %	£760.42
Coffee Income				£4,258.33	£1,234.92		71.00 %	£3,023.41
Food Income				£100,531.43	£44,635.95		55.60 %	£55,895.48
Total Wet & Dry Sales				£426,781.61	£230,075.89		50.74 %	£216,545.62
Other Income								
Gross Profit				£426,781.61	£230,075.89		50.74 %	£216,545.62

Expenses as a % of Turnover(BBPA Comparable figures in red)

Town Centre Pub/Bar Pub with a 70:30 drink/food ratio and a turnover of approx. £10000 per week.

Expenses	%	£	%	£	
Equipment hire etc.	0.0352 %	£150.00	0.5100 %	£2,176.59	
Professional Fees	0.5544 %	£2,366.00	0.7500 %	£3,200.86	
Rates	1.2653 %	£5,400.00	3.3600 %	£14,339.86	
Waste Disposal/Clean	0.1688 %	£720.00	1.0600 %	£4,523.89	
Utilities	4.2976 %	£18,341.16	3.3900 %	£14,467.90	
Repairs and renewals	2.0000 %	£8,535.63	0.9500 %	£4,054.43	
Insurance	0.0000 %	£0.00	0.3600 %	£1,536.41	
Marketing & Promotion	0.2249 %	£960.00	0.9600 %	£4,097.10	
Live Music	2.0000 %	£8,535.63	0.0000 %	£0.00	
Consumables	1.0000 %	£4,267.82	0.9000 %	£3,841.03	
Bank Charges	0.6423 %	£2,741.00	0.8000 %	£3,414.25	
Pay TV	3.5159 %	£15,005.16	3.6600 %	£15,620.21	
Other Costs	1.9738 %	£8,424.00	0.0000 %	£0.00	
Sub Total	17.6782 %	£75,446.40	16.7000 %	£71,272.53	
Interest on capital	0.0000 %	£0.00	0.1500 %	£640.17	
Tenants Improvements	0.0000 %	£0.00	0.0000 %	£0.00	
Total Expenses	17.6782 %	£75,446.40	16.8500 %	£71,912.70	£75,446.40
Total Incomes		426,781.61	Estimated Pub Profit	45,964.28	
Machine		22,230.00	Estimated Operator	9,192.86	
Total Expenses		75,446.40	Estimated On target	21,996.30	
Operator Share		117,364.94			

Wastage and Sediment

Method of Dispense Smart Dispense **Frequency Of Line Clean** Monthly **Line Length** Short
Keg Lines 11 **Hand Pulls** 02 **Additional Waste** 0.0000

	Total Barrels	Cask Sediment Allowance	Line Cleaning Waste	Sellable Volume	Waste Sales Allowance (£)
Draught Lager	226.16	0.0000	1.2443	224.9157	911.09
Draught Cider	25.04	0.0000	0.1378	24.9022	114.80
Draught Ale	60.43	0.0917	0.3325	60.0058	310.39

Tenant Operating Cost Detailed Breakdown

Equipment Hire etc.	%	£	Marketing/Promotion/Tele	%	£
Equipment Hire	0.0000 %	0.00	Advertising	0.0000 %	0.00
Catering	0.0000 %	0.00	Marketing	0.0000 %	0.00
Uniforms	0.0352 %	150.00	Promotion	0.0000 %	0.00
Wages and Salaries	%	£	Telephone	0.2249 %	960.00
Wages All	0.0000 %	0.00	Live Music	%	£
Professional Fees	%	£	Live Music	2.0000 %	8,535.63
Legal & Professional Fees	0.0000 %	0.00	Consumables	%	£
Accounting	0.0000 %	0.00	Consumable Costs	1.0000 %	4,267.82
Stocktaking	0.5544 %	2,366.00	Bank Charges	%	£
Rates	%	£	Bank Charges	0.0000 %	0.00
Business Rates	1.2653 %	5,400.00	Credit Charges	0.6423 %	2,741.00
Water Rates	0.0000 %	0.00	Pay TV	%	£
Waste	%	£	SKY TV	2.9294 %	12,501.96
Cleaning	0.0844 %	360.00	Other Pay TV	0.0000 %	0.00
Sanitary Provision	0.0844 %	360.00	Licences	0.5865 %	2,503.20
Utilities	%	£	Other Costs	%	£
Gas	1.5000 %	6,401.72	Smart Dispense	0.0000 %	0.00
Electric	2.5000 %	10,669.54	Sundries	0.6092 %	2,600.00
Other Energy	0.2976 %	1,269.90	Training	0.0000 %	0.00
Repairs & Renewals	%	£	Motoring	0.0000 %	0.00
Repairs & Maintenance	2.0000 %	8,535.63	Stationary	0.1406 %	600.00
Insurance	%	£	Printing	0.0000 %	0.00
Insurance - SAP	0.0000 %	0.00	Postage	0.0000 %	0.00
Insurance - Additional	0.0000 %	0.00	Depreciation	0.0000 %	0.00
			Gardens & Flowers	0.3163 %	1,350.00
			Bottled Gas	0.2985 %	1,274.00
			Other	0.6092 %	2,600.00