

RENT MODEL-PROFIT & LOSS

50136 ROYAL CHILDREN NOTTINGHAM

Model ID: O30000056 Model Type: New Let Approval Date: 09.10.2020



Year 1	Year 2	Year 3	Year 4	Year 5
130	236	217	219	225

(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 £/brl	GP%	Gross Profit
Draught Lager	41.97 %	122.6323	£3.55	£104,588.93	£71,823.23	£173.03	51.62 %	£53,984.96
Draught Ale	20.26 %	63.0307	£3.34	£50,459.18	£33,812.51	£154.52	52.29 %	£26,383.96
Draught Cider	9.35 %	26.0714	£3.72	£23,301.20	£15,997.21	£175.00	50.93 %	£11,866.48
Packaged Lager	1.95 %	4.0000	£3.36	£4,829.59	£2,862.72	£234.58	60.15 %	£2,905.20
Packaged Cider	1.04 %	2.5000	£3.80	£2,591.26	£1,874.63	£322.28	58.75 %	£1,522.34
FABs (PPS)	0.47 %	0.6900	£3.29	£1,140.14	£586.43	£272.32	65.05 %	£741.61
Minerals	7.00 %	0.0000	£0.00	£17,444.96	£0.00	£0.00	70.00 %	£12,211.47
Spirits	12.00 %	0.0000	£0.00	£29,905.65	£0.00	£0.00	72.00 %	£21,532.07
Wines	6.00 %	0.0000	£0.00	£14,952.82	£0.00	£0.00	62.00 %	£9,270.75
Total Wet Sales	100.04 %	218.9244		£249,213.73	£126,956.73		56.34 %	£140,418.84
Dry Sales								
Snacks Income				£3,041.67	£1,216.67		60.00 %	£1,825.00
Coffee Income				£2,965.63	£889.69		70.00 %	£2,075.94
Food Income				£13,362.12	£4,676.74		65.00 %	£8,685.38
Total Wet & Dry Sales				£268,583.15	£133,739.83		56.97 %	£153,005.16
Other Income								
Gross Profit				£268,583.15	£133,739.83		56.97 %	£153,005.16

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

Community Wet Led Pub with a 90:10 drink/food ratio and a turnover of approx. £5000 per week.

Expenses	%	£	%	£	
Equipment hire etc.	0.0000 %	£0.00	0.5100 %	£1,369.77	
Professional Fees	2.6025 %	£6,990.00	1.3500 %	£3,625.87	
Rates	3.7754 %	£10,140.00	3.8600 %	£10,367.31	
Waste Disposal/Clean	0.6702 %	£1,800.00	1.0600 %	£2,846.98	
Utilities	3.7233 %	£10,000.00	4.8600 %	£13,053.14	
Repairs and renewals	1.3031 %	£3,500.00	1.6000 %	£4,297.33	
Insurance	0.7606 %	£2,042.87	0.6000 %	£1,611.50	
Marketing & Promotion	1.6010 %	£4,300.00	2.8000 %	£7,520.33	
Live Music	1.1170 %	£3,000.00	0.5000 %	£1,342.92	
Consumables	0.3909 %	£1,050.00	0.9000 %	£2,417.25	
Bank Charges	0.5026 %	£1,350.00	1.2000 %	£3,223.00	
Pay TV	3.2318 %	£8,680.00	1.4400 %	£3,867.60	
Other Costs	2.8966 %	£7,780.00	1.6500 %	£4,431.62	
Wages	19.0850 %	£51,259.16	14.2800 %	£38,353.67	
Sub Total	41.6600 %	£111,892.03	36.6100 %	£98,328.29	
Interest on capital	0.3872 %	£1,040.00	0.8400 %	£2,256.10	
Tenants Improvements	0.0000 %	£0.00	0.0000 %	£0.00	
Total Expenses	42.0500 %	£112,932.03	37.4500 %	£100,584.39	£112,932.03
Divisible Balance		40,073.13	Supported Costs		0.00
Rent Bid %		47.00	FMOP		23,073.13
Modelled Rent Value		19,000.00	Managers Salary		0.00
Lessee Machine share		2,000.00			



Wastage and Sediment

Method of Dispense Smart Dispense **Frequency Of Line Clean** Monthly **Line Length** Medium
Keg Lines 10 **Hand Pulls** 04 **Additional Waste** 0.0000

	Total Barrels	Cask Sediment Allowance	Line Cleaning Waste	Sellable Volume	Waste Sales Allowance (£)
Draught Cider	27.00	0.0000	0.9286	26.0714	829.93
Draught Ale	66.40	1.0859	2.2834	63.0307	2,730.09
Draught Lager	127.00	0.0000	4.3677	122.6323	3,725.07

Tenant Operating Cost Detailed Breakdown

Equipment Hire etc.	%	£	Marketing/Promotion/Tele	%	£
Equipment Hire	0.0000 %	0.00	Advertising	0.4468 %	1,200.00
Catering	0.0000 %	0.00	Marketing	0.3723 %	1,000.00
Uniforms	0.0000 %	0.00	Promotion	0.5585 %	1,500.00
Wages and Salaries	%	£	Telephone	0.2234 %	600.00
Wages All	19.0850 %	51,259.16	Live Music	%	£
Professional Fees	%	£	Live Music	1.1170 %	3,000.00
Legal & Professional Fees	0.3723 %	1,000.00	Consumables	%	£
Accounting	2.2302 %	5,990.00	Consumable Costs	0.3909 %	1,050.00
Stocktaking	0.0000 %	0.00	Bank Charges	%	£
Rates	%	£	Bank Charges	0.2792 %	750.00
Business Rates	3.2169 %	8,640.00	Credit Charges	0.2234 %	600.00
Water Rates	0.5585 %	1,500.00	Pay TV	%	£
Waste	%	£	SKY TV	2.7850 %	7,480.00
Cleaning	0.3723 %	1,000.00	Other Pay TV	0.0000 %	0.00
Sanitary Provision	0.2979 %	800.00	Licences	0.4468 %	1,200.00
Utilities	%	£	Other Costs	%	£
Gas	1.4893 %	4,000.00	Smart Dispense	1.5191 %	4,080.00
Electric	2.2340 %	6,000.00	Sundries	0.1489 %	400.00
Other Energy	0.0000 %	0.00	Training	0.0000 %	0.00
Repairs & Renewals	%	£	Motoring	0.2234 %	600.00
Repairs & Maintenance	1.3031 %	3,500.00	Stationary	0.0372 %	100.00
Insurance	%	£	Printing	0.0372 %	100.00
Insurance - SAP	0.2952 %	792.87	Postage	0.0372 %	100.00
Insurance - Additional	0.4654 %	1,250.00	Depreciation	0.3723 %	1,000.00
			Gardens & Flowers	0.2234 %	600.00
			Bottled Gas	0.2979 %	800.00
			Other	0.0000 %	0.00