





## Major Oak Arnold

Rolleston Dr, Arnold, Nottingham, NG5 7JA



### Key Features

-  Just Add Talent
-  Refurbishment Planned
-  Outdoor Trade
-  Live Sports

### Overview

A major refurbishment will transform the Major Oak into a bright and welcoming pub for the whole community to enjoy. The pub will maintain its two room offer, with a lively bar for live sports and casual drinking, as well as a family-friendly dining area that will give the pub a year-round appeal.

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](mailto:enquiries@starpubs.co.uk)

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## Pub Financials

Estimated Total Turnover	£571,955	Estimated Licensee Share of Pub Profit (20% of Estimated Pub Profit)	£11,754
Estimated Licensee Share (25% of Estimated Total Turnover)	£157,288	Estimated On Target Earnings (25% of Estimated Total Turnover less staff wages plus Estimated Licensee's share of Pub Profit)	£30,162
Less Estimated Wage Costs	£140,129	Licensee Share of Turnover	27.5%
Estimated Pub Profit	£30,162		

## Other SP&B Ongoing Charges

Estimated Buildings Insurance	£0
Estimated Maintenance Compliance Charge	£0
Estimated Ininside 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 18/07/2019

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