

RENT MODEL - PROFIT & LOSS - Capex
0020430101 - Tommy Wass Hotel Leeds

Processing Date: 27 February 2019



Model ID: JP20020 - IT0

Model Type: Master

Assessment Date: 31-Jul-18

Review Date:

Assessment Reason: PEF

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



	% of Wet Turnover	Barrels	Avg RSP £/unit (inc VAT)	Turnover (ex VAT)	Total Wholesale Cost	Average Discount £/brl	GP%	Gross Profit
Wet Sales								
Bitter (Standard)	12.7%	72.8	£2.70	£47,196	£35,867	£135.0	44.8%	£21,162
Bitter (Premium)	0.0%	0.0	£0.00	£0	£0	£0.0	0.0%	£0
Guest Ale	0.0%	0.0	£0.00	£0	£0	£0.0	0.0%	£0
Lager (Standard)	30.6%	138.9	£3.40	£113,355	£82,359	£135.0	43.9%	£49,749
Lager (Premium)	13.6%	56.6	£3.71	£50,380	£36,828	£135.0	42.1%	£21,192
Stout/Guinness	1.9%	7.2	£4.00	£6,881	£4,363	£85.0	45.5%	£3,128
Bottled Ales	0.0%	0.0	£0.00	£0	£0	£0.0	0.0%	£0
PPL	0.4%	1.3	£3.14	£1,630	£973	£298.1	63.2%	£1,031
Other	0.0%	0.0	£0.00	£0	£0	£0.0	0.0%	£0
Draught Cider	8.8%	41.7	£3.25	£32,499	£25,223	£135.0	39.7%	£12,906
Bottled Cider	0.8%	3.5	£3.30	£3,140	£2,601	£324.2	53.1%	£1,669
PPS	0.2%	0.3	£3.25	£562	£295	£169.6	58.0%	£326
Wastage	0.0%	0.0	£0.00	£0	£0	£0.0	0.0%	£-6,959
Wine	9.0%	0.0	£0.00	£33,345	£11,004	£0.0	67.0%	£22,341
Spirits	11.0%	0.0	£0.00	£40,755	£11,819	£0.0	71.0%	£28,936
Minerals	11.0%	0.0	£0.00	£40,755	£11,004	£0.0	73.0%	£29,751
Total Wet Sales	100.0%	322.3		£370,496	£222,335		50.0%	£185,231
Dry Sales								
Bar Meals				£71,567	£28,213		60.6%	£43,354
Letting Income				£0	£0		0.0%	£0
Total Wet & Dry Sales (excl Machines)				£442,063	£250,548		51.7%	£228,585
Other Income								
Room Hire, Entrance Fee & Other				£0	£0		0.0%	£0
Gross Profit				£442,063	£250,548		51.7%	£228,585

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

Based on a Community / Wet Led Pub with a 90:10 drink / food ratio and a turnover of approximately £8,000 per week.

Expenses	%	£	BBPA %	BBPA £
Wages & Salaries	18.0%	£79,439	18.2%	£80,455
Rates	1.3%	£5,616	3.5%	£15,472
Water Rates	0.4%	£1,750	0.8%	£3,360
Energy	4.3%	£19,000	3.0%	£13,439
Repairs & Renewals	0.8%	£3,537	1.2%	£5,305
Insurance	0.7%	£3,063	0.7%	£3,094
Marketing & Promotion	4.1%	£18,000	0.0%	£0
Telephone	0.2%	£800	1.4%	£6,189
Waste Disposal/Cleaning/Hygiene	0.8%	£3,500	0.7%	£3,094
Professional Fees	1.1%	£5,000	1.2%	£5,305
Bank Charges	0.8%	£3,500	0.6%	£2,652
Equipment Hire etc	0.5%	£2,000	0.3%	£1,326
Other Costs (incl Bottled Gas)	3.2%	£14,083	5.0%	£22,103
Sub Total	36.0%	£159,287	36.6%	£161,795
Interest on Tenant Capital	0.4%	£1,648	0.4%	£1,768
Improvements	0.0%	£0	0.0%	£0
Total Expenses	36.4%	£160,935	37.0%	£163,563

Divisible Balance		£67,650
Open Market Rental Value	50%	£34,000

Machine Income		£6,000
Tenant's Profit After Rent & Machines (FMOP)		£39,650
Manager's Salary (for multiple site operators)		£0

This Profit & Loss is prepared on a Without Prejudice basis. It is the Company's estimate of the turnover and costs for this business when operated by an appropriate and competent lessee, the Fair Maintainable Trade ("FMT"). It is not a forecast or guarantee of the future performance. You should rely on your own assessment and seek independent advice where appropriate. The calculation has been approved by a qualified SP&B Estates Manager on date of sign off in accordance with RICS guidance, SP&B Working with Star and the BBPA Industry Framework Code. All figures used are net of tax (VAT and MGD), except for the quoted average RSP which is inclusive of VAT. Within the calculation Star Pubs & Bars have made an allowance for capital employed within the business and not made any adjustments for depreciation, however the BBPA depreciation figures are noted above for information only and are not directly comparable. The BBPA figures for Utilities and Water rates have also been split out (80/20%) and Consumables have been combined with Other Costs for comparison with our assessment. We are unable to confirm the volume on which duty was paid. If you use Star Pubs recommended Inside Track accountants you will already have received details on the percentage of the pub's turnover which is represented by the historical volume shown. If you use other accountants Star Pubs & Bars do not have this information so cannot provide.