

## Jack In a Box

Sheffield, S12 4RP

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES

-  3+ Private Bedrooms
-  Kitchen
-  Parking
-  Live Music
-  Sports Teams
-  Beer Garden



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### DESCRIPTION

The Jack in a Box is a large 1960s style detached property located in a residential area four miles southeast of Sheffield town centre. It is very much a wet led community pub and it is positioned on a busy road with great transport links to and from the city. As well as lots of housing, this suburban area has many amenities including a Tesco, pharmacy, petrol station, school and a parade of shops all within minutes of the pub.

### Pub Layout

The Jack in a Box is open plan in layout with a large servery sitting centrally within the pub. There are raised seating areas at each end of the pub and it has a mixture of both fixed and loose seating. There is a pool and darts area located to the right of the bar and the adjacent side is more of a seating area with its own raised stage area. At the rear of the pub is a catering kitchen which is of good size, however currently being under-utilised. The toilets are also located at the back of the pub. The pub and its fixtures and fittings are in good order. Externally it benefits from having a raised drinking area at the front of the pub with bench seating and attractive views. There is also a good-sized car park to the right of the pub with approximately ten spaces.

### ACCOMMODATION

#### Private Accommodation

The private accommodation consists of a lounge, kitchen, bathroom and three good sized bedrooms.

### BDM VISION

The pub is nestled right amongst the community and needs to deliver consistent high standards and a variety of activity to ensure the business maximises sales and remains the hub of the community. One of the first steps needed to achieve this is to launch a food offer which could enhance the business especially during the day. The experience and qualities we consider desirable to run this popular community pub include enthusiasm and drive. This would also include having good marketing and organisational skills to develop the day to day activity needed including promoting sports, organizing regular events such as quiz nights and live entertainment. Some catering experience is desirable as there is an opportunity to launch a food offer.

### TRADING STYLE

The Jack in a Box is very much the hub of its community with a focus mainly towards the drink trade. Clientele comes from a range of age groups and genders as the pub caters for a good cross section of the community and has great support from the locals. Midweek trade is driven from a loyal customer base whereas evenings bring in different groups such as pool teams, quiz nights and bingo. There is also entertainment at weekends which includes karaoke, discos and live bands. The Jack in a Box would benefit from televised sport utilising a Sky Sports package and also the introduction of a food offer would really enhance the business.

### FINANCIAL

**Annual Rent:** £12,000

**Security Deposit:** £5,000

**Working Capital:** £3,000

**Stock:** £2,000

**Fixtures and Fittings:** Upon Valuation - funding options available for the right licensee.

**Tie:** All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

**Training:** £250 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**