

# Success to the Plough

Bolton Road, Marland, OL11 3LW

Rent Guide  
**£20,000 + VAT**  
 Per annum

Potential Turnover  
**£650,000**

Community Pub

Dining Room / Beer Garden

Living Quarters



## Guideline Ingoing Costs

|                      |         |
|----------------------|---------|
| Bond                 | £5,000  |
| Service Charge       | £6,200  |
| Stock and glassware  | £3,000  |
| Total Ingoing fees † | £14,200 |

† If you don't have all the funding available immediately, talk to us

## Overview

A thriving community pub with a strong food trade, excellent outdoor space and an established local following.

The Success to the Plough offers an excellent opportunity to take on a well-known community pub with multiple income streams, an established reputation and scope for continued growth through food, events, functions and local engagement. Its combination of prominent location, loyal customer base and quality facilities makes it an attractive business for an experienced operator.

## Trading Facilities

Internally, the pub offers generous and versatile trading accommodation across two distinct customer areas. The main bar provides a warm, welcoming atmosphere with comfortable seating, making it well suited to both casual drinking and dining. Adjacent to the main bar is a separate snug, offering a more intimate space for smaller groups and regular customers.

To the rear of the property is a substantial function room that offers excellent flexibility for private celebrations, live entertainment, community events and other social occasions. This adaptable space presents an opportunity to generate additional revenue through a varied programme of functions and events throughout the year.

Externally, The Success to the Plough benefits from a spacious private beer garden, providing ample room for alfresco dining and drinking during the warmer months. The pub also offers customer parking, making it a convenient destination for both local residents and visitors.

## Barrelage

| Year      | Draught Beer<br>(Brls) | Bottled Beer<br>(Litres) | Wines<br>(Litres) | Spirits<br>(Litres) | Soft Drinks<br>(Litres) | Total<br>Composite |
|-----------|------------------------|--------------------------|-------------------|---------------------|-------------------------|--------------------|
| 2017 / 18 | 118                    | 893                      | 1,454             | 109                 | 5,755                   | 168                |
| 2018 / 19 | 114                    | 822                      | 1,116             | 150                 | 5,382                   | 160                |
| 2019 / 20 | 113                    | 893                      | 1,295             | 160                 | 5,853                   | 163                |
| 2020 / 21 | 62                     | 403                      | 508               | 114                 | 1,298                   | 76                 |
| 2021 / 22 | 218                    | 1,789                    | 1,351             | 405                 | 6,015                   | 277                |