

## Irish Clock Lease Repayment Schedule / Fact sheet

### **Includes Massage Salon adjoining (next door)**

- Annual Lease – **2022 thru 2024 = 51,500 THB / Month to be paid annually on February 1 each year = THB 618,000 per year**
- **First rent payable on February 1, 2022.**

Must Sell due to health reasons. It remains a very profitable business.

Fixtures, fittings, equipment, furniture, all operating equipment, and facilities.  
Sold 'As is' on a Walk -In, Walk – Out' Basis

All licenses transferable. Owner will assist and help with transfer/s.

Accommodation = 7 Rooms. Not utilized fully. Room rate is charged at THB 750 per night. (With good marketing and advertising, this room rate could comfortably be increased to THB 875 – 900 Per night) 8% - 10% increase.

Employed 2 Chefs, 5 front of house, 1 KP. Will stay providing the new lessee maintains current or better wages.

Security CCTV throughout except accommodation rooms. (Privacy)

Current Leaseholder has Profit and Loss records except for the period when a previous purchaser defaulted on agreement.

**Profitable Pub and Guesthouse with potential to grow as new hotels expand with more tourists searching for an international cuisine restaurant outside of their hotel.**