

Introduction

Hungerford is a small historic town located in an area of outstanding natural beauty sat in the centre of the North Wessex Downs. The M4 motorway is only four miles away and the town benefits from a direct rail link to London and is within easy reach of Swindon and Marlborough. The Borough Arms sits to the north of the town and is a very popular local pub.



Trading Potential

The "Borough" currently operates as totally wet led and is used frequently by the local pool and darts teams. Locals step a few hundred yards up the high street to visit the pub, it is very well known as the highstreets 'fun pub' due to the current atmosphere, events and entertainment. The trade kitchen provides opportunity to offer food, this would enhance the trading potential and would utilise the stunning trade garden and patio area.

New Business Partner Profile

This pub would suit new Business Partners who are community minded, able to host live entertainment events and manage pub teams. The ability to produce a small food offering would be an advantage and a passion to serve our quality beers to the highest standard. This is a great opportunity for a new Business Partner wishing to enter the licensed trade.

Trade Areas

Accessed from the main road, you enter the single bar with pool table, dart board and cozy log burning stove. A corridor of the bar servery leads to the customer toilets and trade kitchen. To the rear of the building is comfortable seating and dining tables totaling to 50 covers. Patio doors take you out into the garden, which consists of two patio areas one is covered with a beautiful pergola and a spacious lawned area which is great for benched seating. Access to the cellar storage rooms via a metal staircase.

Domestic Accommodation

Accessed from the patio area via an external staircase, the private accommodation consists of two large double bedrooms, a large lounge, kitchen and bathroom with a shower only.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£4,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£17,000

For further details, please email:

tenantrecruitment@wadsworth.co.uk