



## Introduction

A beautiful 17th century building converted into a public house in the 80's, is now a site with huge potential, with letting rooms and large function room. The Farmhouse is situated centrally to many tourist attractions including Longleat safari park and the historic city of Bath.

### Trading Potential

The Farmhouse boasts a large and beautifully appointed function room, fully equipped with its own bar, private patio garden, dancefloor and DJ space. The four comfortable accommodation rooms which are regularly used by businessmen and tradesmen, since the pub is centrally located and close to Trowbridge train station. The pub is also an ideal pitstop for visitors exploring all the area has to offer. The pub can accommodate 160 internally, function room and restaurant combined. Externally you can comfortably seat 100.

### New Business Partner Profile

We are looking for candidates with experience in the hospitality industry, capable of managing large events and letting rooms. With it being a large site, we would require a team of a minimum of two people, a couple or business partners.

### Trade Areas

Upon entering the pub, you are met with the double-sided bar; on one side you will find bar seating and double doors to the garden. On the other is the restaurant seating, combined provide 70 covers. The trade kitchen is of good size with various sections to it, 3 storage areas, a separate wash up area, walk in fridge/freezer and staff toilet, this leads through to the function room (100 covers), which has its own bar and cellar. You can also find your way to the pub's main ground floor cellar, easily accessible at the side of the building.

Outside is a large garden with capacity for 100 seated and a great sized car park.

### Letting accommodation

There are four letting rooms. Two family rooms with a shared bathroom. One ensuite twin and one ensuite double.

### Domestic Accommodation

The private accommodation consists of one bedroom, a kitchen, a dining room, lounge and bathroom with bath and overhead shower. Next door to the accommodation is an office.



### Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£10,000
Security Deposit	£8,000
Minimum working capital required	£10,000
Total (circa) without fixtures & fittings	£28,000

For further details, please email:

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