

Fox & Hounds
Nursted Road
Devizes SN10 3HJ

SINCE 1875
WADSWORTH
TRADITIONS WORTH HOLDING ON TO



Introduction

This charming, thatched pub sits on the edge of Devizes, an expanding market town in Wiltshire. The location is idyllic, where country meets town. A pub with a traditional country pub feels yet it is surrounded by housing with 200 more being developed opposite.

Trading Potential

This site has fantastic scope for development in its trade. With generous covers for its size, an equipped trade kitchen and function room. The pub is on the A342, one of the main roads entering Devizes from many well-known locations. Hundreds of houses sit closely with more currently being developed, this will enhance trade, the Fox & Hounds will become a local to 200 more homes.

New Business Partner Profile

We are ideally looking for a pair of individuals to take on this tenancy, with at least one having catering experience and or qualifications. They must be enthusiastic to develop the business and have the ability to create an enticing offer.

Trade Areas

You will enter the pub into the bar area which contains 40 covers. To the rear of the building is the ladies and gents' loos and the function room, this space can comfortably seat 50 but would accommodate more standing if it were to be used for parties. There is a good sized trade kitchen and further space for storage.

Outside you'll find a contained garden with a minimum of 40 covers, outbuildings and a large car park.

Domestic Accommodation

The accommodation consists of 2 bedrooms, a lounge, an office and a bathroom with over head shower.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£6,000
Security Deposit	£8,000
Minimum working capital required	£6,000
Total (circa) without fixtures & fittings	£20,000

For further details, please email:

tenantrecruitment@wadsworth.co.uk