

Home Sweet Home
Roke, Wallingford,
OX10 6JD

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Introduction

The Home Sweet Home is a 17th Century building set in the charming hamlet Roke, 3 miles north of Wallingford. It is all you would expect from a traditional country pub, with an open fire, exposed stone walls and rustic wooden floors.

Trading Potential

The Home Sweet Home is a destination food led pub, treasured by its locals and regular visitors from afar. Its stunning traditional interior features create a comfortable and relaxed environment to dine, aided by two double sided fires, one open, one log burner. The Home Sweet Home currently has a fantastic reputation for its high-quality food offer, there is certainly a demand in the area for excellent food, in a cosy country pub.

New Business Partner Profile

We are looking for applicants who have fantastic catering skills with the ability to produce a high-quality food offer. Experience in a country pub and with cask ale dispense would be beneficial.

Trade Areas

The pub is easily divided into bar and restaurant areas with the option to combine. The restaurant area currently seats 40, with a further 20 covers within the bar area. It benefits from having two sets of toilets either end of the pub, with an accessible disabled loo one end, all in fantastic decorative order. Behind the bar you will find a ground floor cellar, bottle store, office, utility room and equipped trade kitchen.

Externally the pub has a good-sized car park, two story garage for storage and a country cottage styled front garden with circa 80 covers.

Domestic Accommodation

The private accommodation can be split into two sections, one end is a large room previously used as chefs' accommodation. The other has 2 further bedrooms, a bathroom and living room.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£8,000
Security Deposit	£8,000
Minimum working capital required	£4,000
Total (circa) without fixtures & fittings	£20,000

For further details, please email:

tenantrecruitment@wadsworth.co.uk