

The Moonrakers, Devizes, SN10 3AJ

INTRODUCTION

The Moonrakers, locally known as “Moonies”, is conveniently located on Nursted Road, just a short walk from the centre of Devizes and surrounded by residential properties. This site benefits from a private car park, enclosed garden, three ensuite letting rooms and a loyal, local following.

TRADING POTENTIAL

The Moonrakers is just a short walk from the busy market town of Devizes, set on the edge of a large housing estate and on one of Devizes main entry roads, there is impending trade from all directions. The pub has two defined trading areas, one with the bar and pool table, the other set for dining with a total capacity of 60. Three letting rooms are a fantastic addition for an additional revenue source.

EXTERNAL AREAS

At the front is a large patio area. The rear garden has seating for 30. The car park offers space for approximately 20 cars.

TRADE AREAS

The bar area has seating for approx. 40 and the dining room has seating for a further 60. French doors lead out to a secluded garden. The kitchen is fully equipped with a wash up area and kitchen pass for ease of service to the dining room. The letting rooms can be found on the first floor, two double rooms and one single and all with ensuite facilities. .

PRIVATE ACCOMODATION

Accessed from behind the bar with private external access. Three double bedrooms, a bathroom, lounge, and kitchenette.

FINANCIAL OVERVIEW

Estimated ingoing costs:

Fixtures and Fittings: TBC circa £15,000

Deposit: £8,000

Working Capital: £5,000

Full restock wet and dry: £10,000

On going costs:

Rent: £26,000

Business rates payable: £6,886 pa

(From April 2025 - including government relief)

Maintenance service agreement (MSA): £2,090 pa

Business support package: £1,560 Per annum.

Sales volumes	2022	2023	2024
Own Beer (measured in brewer's barrels)	17	16	8
Foreign Beer (measured in brewer's barrels)	87	89	33
Cider (measured in brewer's barrels)	25	24	8
Total Beer & Cider (measured in brewer's barrels)	129	129	49
Wine (ltr)	4	4	1
Spirits (ltr)	1	1	0
Minerals (ltr)	8	9	3
Total W/S/M (ltr)	13	14	4

Please note 2024 - 7 month closure *

INGOING RENT SUPPORT

