

# Churchill Arms

High St, West Lavington, Devizes



## Introduction

The Churchill Arms is an imposing building sat on the A360, the main road from Devizes to Salisbury and in the centre of the affluent village of West Lavington. This site has recently benefitted from a refurbishment of the main bar. To the rear of the building is a separate function room which includes a skittle alley, bar and carvery service counter. West Lavington is just 5 miles from Devizes and is home to the famous Dauntsey School.



## Trading Potential

The Churchill Arms sits in our “Family pub dining” segment of the estate and benefits from a large open plan bar area with seating and a separate dining room. To the rear of the pub is a large function room with skittle alley, separate fully serviced bar, a carvery service area with seating for approximately 60. The large lawned trade garden has great views over farmland and can be utilized for BBQs and summer events. We feel that the business split here should be 55% / 45% in favour of food and with local and social media advertising, re marketing and menu changes this is achievable.

## New Business Partner Profile

The new business partners here will ideally have great communication skills within a village environment and have the persona to become a key part of the community. This site would suit a couple with experience in the trade of running a site that caters for family dining, party functions and the skills to maintain and develop a welcoming bar trade.

## Trade Areas

The entrance lobby from the car park leads to the customer toilets including accessible facilities. To the left is the recently refurbished bar area which has seating for 24 that leads to a dining room that has another 22 covers. To the right is the function room which has its own bar, carvery service area, skittle alley and seating for 60. Behind the bar leads to the fully fitted trade kitchen, dry store, laundry and boiler rooms and the ground floor cellar.

## External Areas

The pub benefits from a large car park (40), trade garden with 12 benches and a BBQ area. By the entrance is a decked and covered smoking area with 5 wooden benches. To the side of the pub is a single garage and private car parking space.

## Domestic Accommodation

Accessed from the front lobby the private accommodation comprises of a large lounge with room for dining table, fully fitted kitchen, large open plan hall area which currently houses the office, two large double bedrooms with wardrobes and storage and a large bathroom with bath and walk in shower. The accommodation here is immaculately presented.



## 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

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