

# Borough Arms

## High Street Hungerford



### Introduction

The Borough Arms sits to the north of the town and is a very popular “local’s” pub. Hungerford is a small historic town located in the midst of an area of outstanding natural beauty in the centre of the North Wessex Downs and wrapped around the picturesque Kennet and Avon canal. Only four miles from the M4 motorway with a direct rail link to London and within easy reach of Swindon and Marlborough.



### Trading Potential

The “Borough” sits in our neighbourhood segment, in the main High Street just a couple of hundred yards to the North of the main town centre. The pub currently operates as totally wet led and benefits from pool and darts teams, sky sports and hosts regular live entertainment. We feel that a small food here would enhance the trading potential and would utilize the stunning trade garden and patio area

### New Business Partner Profile

This pub would suit new Business Partners who are community minded, able to host live entertainment events and manage pub teams. The ability to produce a small food offering would be an advantage and a passion to serve our quality beers to the highest standard. This is a great opportunity for a new Business Partner wishing to enter the licensed trade.

### Trade Areas

Accessed from the main road, you enter the single bar with pool table, dart board and cozy log burning stove. The corridor to the rear of the bar servery leads to the customer toilets and trade kitchen. From the bar to the rear of the building is where the TV is situated and leads to a further area with another pool table and the stage which is used for live entertainment. Access from here to the patio and lawned trade garden.

### External Areas

Large patio area with rattan furniture that leads to the stunning sloping lawned garden with extra wooden bench seating. Access to the cellar storage rooms and private accommodation via a metal staircase

### Domestic Accommodation

Accessed from the patio area via a metal external staircase, the private accommodation consists of two large double bedrooms, one single a large lounge, bathroom with overhead shower



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBA
<b>Stock</b> estimated to be	£3,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£16,000

For further details, please call 01380 732216 or Email: [recruitment@wadworth.co.uk](mailto:recruitment@wadworth.co.uk)

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