

# Dinneywicks

The Chipping, Kingswood, Wotton under Edge



## Introduction

The Dinneywicks is in the village of Kingswood, in the heart of the beautiful Cotswold countryside. Situated at the centre of the community along with the village shop and post office, just a few miles from the bustling town of Wotton under Edge, with easy access to the M5 motorway. The pub operates predominantly as wet led but could benefit from an uplift with the food offering to achieve its full potential.



## Trading Potential

This pub sits in our "neighbourhood local" segment. Set in the heart of the village this house caters for locals and visitors to the area, hosts the local football team and runs various fundraising events. The bar area benefits from an open fire and dart board in the snug.

To the rear of the property there is a secluded garden with a covered smoking shelter, a patio, lawned areas and a boules pitch. An ideal area for hosting summer BBQs and village events or just sit quietly with a freshly made sandwich and a perfect pint of Wadworth ale.

This site could be promoted to the wider community through marketing and social media.

## New Business Partner Profile

The new business partners here would ideally be suited to a couple with a great sense of community and willing to engage with the village and its activities. A level of catering experience would help boost the income potential along with a knowledge and desire to dispense our quality ales to the highest standard.

This is a great opportunity for a business partner to enter the licensed trade to gain knowledge and experience.

## Trade Areas

Enter from the front of the pub into the bar and dining area, to the left is a snug with open fire, leather look sofas and dart board. To the right is another snug dining area for 12 which leads onto the rest of the bar / dining area with another 25 covers, this leads to out to the secluded trade garden.

Customer toilets with accessible are also reached through the bar. Behind the bar is the laundry / freezer room which leads to the full trade kitchen and wash up, cellar and private accommodation.

## External Areas

The pub is located directly on the road and adjoining the village communal parking used for the pub and shop, there is side entrance to the garden area which allows for waste collection and brewery deliveries.

## Domestic Accommodation

Accessed from the rear of the bar are stairs leading to the first floor with fitted kitchen / utility room, through to the dining room and lounge. To the rear is a separate toilet and bathroom with overhead shower. Stairs leading to the second floor which has 2 double bedrooms a single bedroom and a wardrobe space that can be utilized as an office.



## Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBA
<b>Stock</b> estimated to be	£3,000
<b>Security Deposit</b>	£5,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£13,000

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