

The Mallard

Lyneham, Wiltshire



Introduction

Lyneham is a large village in North Wiltshire, situated between Calne and Royal Wootton Bassett. The former RAF Lyneham station is adjacent to the village and is now home to the Defence Technical Training College.

We are planning to refurbish the trade areas and reposition the site within our segmentation.



Trading Potential

The Mallard sits in our Neighbour value segment and currently operates as a sports bar, catering mainly for the MOD establishment. It is our intention to reposition this site into family pub dining after a capital investment scheme and cater to a wider customer base within the community.

New Business Partner Profile

On repositioning of this site we will be ideally looking for a Business Partner with the necessary skills and knowledge to develop a family pub dining food offering and the strength of character to make and install significant changes to the trading style of this site.

This is a great opportunity to be part of and head up a change of direction for this community pub.

Trade Areas

The Mallard currently operates with two bars, a sports bar and lounge bar. The sports bar consists of customer toilets, two dart boards, pool table and large screen TVs with side access to a smoking area. The lounge bar has seating for approximately 28, large screen TV, customer toilets and access to the car park. From the rear of the bar is a full catering kitchen which leads to the office, freezer room and ground floor cellar.

External Areas

The front garden is laid to lawn and has 10 wooden benches, to the rear of the large car park is a small children's play area with a fenced patio space with a further four benches.

Domestic Accommodation

Accessed from behind the bar the private accommodation consists of four bedrooms (one of which used to be a kitchen) large lounge and recently refitted quality bathroom.



Capital Required

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

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