

# Kingshill

Kingshill Road, Dursley, Glos.



## Introduction

Surrounded by hills and sitting on the Cotswold way in the South of the Cotswolds is the market town. The Kingshill is located just on the edge of the town within easy reach of the M4 motorway leading to the Midlands and the South West, close to Gloucester and Bristol.

The Kingshill is a traditional style pub which has recently been refurbished and modernised into a single bar operation.



## Trading Potential

The Kingshill sits in our “neighbourhood value” segment and has recently undergone extensive refurbishment to the main trading areas. Our current business partners have operated with a Greek theme and pizza menu, however we feel that this site would benefit from a more traditional value food offer which would utilize the extremely well equipped trade kitchen and carvery service area. There is a separate function room which seats approx. 45. This is currently home to the pool table. With seating for circa 80 very comfortably in the main bar area there is ample space and opportunity to service the many neighbouring households.

## New Business Partner Profile

The new business partner here will ideally have experience in the trade of a good value food offering with the knowledge and experience to manage a busy wet trade. This is a great opportunity for a new business partner to re market this site, the offer and realise the full trading potential here.

## Trade Areas

The central horseshoe bar is surrounded by seating for approx. 80. Double doors lead to a separate function room (formerly the skittle alley) which has seating for approx. 45 with doors onto the garden, this is currently home to a pool table. To the right of the bar is the carvery service which leads to the very well-equipped trade kitchen wash up area and dry store. Behind the bar is access to the basement cellar with separate boiler room and electrical cupboard / storage room.

## External Areas

To the rear of the property is the enclosed lawned trade garden with 9 wooden benches and BBQ area, to the front and side of is parking for 25 cars.

## Domestic Accommodation

Accessed from behind the bar, or via an external steel staircase from the rear this large accommodation comprises of 2 double bedrooms, Lounge, bathroom with separate WC, kitchen and ladder access to the loft space.



## 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

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