

Armoury

| The Park, Yeovil Somerset BA20 1BD



Introduction

The Armoury is an imposing building located at “The Park” which is at the top end of Yeovil town. This traditional community local is known for a strong sport following and currently has a pool team and several skittle teams. The site has benefitted from a recent refurbishment of the bar and trade area. Whilst predominantly wet led, the Armoury does have a fully equipped trade kitchen, this is an area of the business that could be developed.



Trading Potential

The Armoury is located at the top end of the bustling town of Yeovil and is passed when walking into town from this direction. Recently refurbished, the Armoury is predominantly wet led but does have the benefit of a full trade kitchen, this is certainly an area that can be explored and developed to provide a food offering that compliments the style of operation.

New Business Partner Profile

The new Business Partners here will ideally be community driven with the ability to manage a lively venue, skills to produce and deliver a menu that will suit this site would be an advantage. This is an ideal opportunity for an experienced, hands-on operator.

Trade Areas

The trade area has a large single bar within an L shaped trade area. The lounge area to the rear comfortably seats 24 this leads into the skittle alley and access to the trade kitchen. The main bar has a further 30 covers, a pool table, access to the skittle alley / function room which has a further 20 seats. Double doors lead to the paved patio area. The cellar is basement level and accessed from behind the bar.

External Areas

To the front side of the pub is paved patio area with wooden benches, to the front are more wooden benches and space for 3 cars. Patio doors from the lounge lead to a smaller patio area with awning.

Domestic Accommodation

The accommodation is accessed via a metal staircase to the rear and comprises of a large lounge / diner, kitchen 2 bathrooms and 3 double bedded rooms.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£18,000