

# Bell on the Common

Broughton Gifford  
Melksham  
SN12 8NX

SINCE 1875  
**WADSWORTH**  
TRADITIONS WORTH HOLDING ON TO

## Introduction

The Bell on the Common is situated in the heart of the village of Broughton Gifford, Wiltshire - only 5 mins from Melksham and within easy reach of Bath. This beautiful stone building is on the edge of the Common which is used for a variety of local and village activities including the annual firework display which attracts people from near and far.



## Trading Potential

Set in an idyllic location on the edge of the Common in the heart of the village Broughton Gifford, this beautiful stone building has all the attributes of the perfect country pub, a public bar with solid wooden flooring, open fireplace for the walkers with wet dogs and muddy boots and a separate restaurant with its unique copper bar. This is a popular destination site but is also the “Hub” of this rural community, a continued focus on a quality food offer would be essential.

## New Business Partner Profile

The new Business Partners here will ideally be experienced owner operators with good catering skills and the ability to deliver a consistent food offer. A passion to keep and dispense our quality cask ales to the highest standard is desirable. An interest in a village community with attributes to become a key member of the village, making the “Pub the Hub” and engaging with local events.

## Trade Areas

The public bar benefits from an original open fire and wood flooring, seating 20. The Copper Bar has a fully functional log burning stove and seats c.16. leading down to the dining room which seats a further 26 with customer facilities. There is also a small snug/separate dining area as you first enter the pub. There is also a first floor function room with capacity for circa 70. Large trade kitchen with wash up and storage and ground level cellar.

## External Areas

There is a large, attractive trade garden laid to lawn with patio, pergola and brick-built BBQ. To the rear is a Boules pitch and smoking shelter with numerous outbuildings for storage.

## Domestic Accommodation

The generous accommodation is accessed from the public bar and comprises of a large lounge, large bathroom with shower and WC, kitchen, office and 3 bedrooms one of which is an attic room.



## Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£4,500
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£8,000
<b>Total (circa)</b> without fixtures & fittings	£20,500

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