

Black Swan

Market Place Devizes SNI0 IJQ



Introduction

This beautiful and imposing 17th Century coaching Inn is conveniently located in the centre of the busy market town of Devizes in Wiltshire, just a short walk from our Iconic brewery. The Black Swan has benefitted recently from a complete re-furbishment of the trade kitchen, bar, outside, dining room and accommodation areas. Offering 12 very well appointed letting rooms this is a very popular destination for visitors to the area.



Trading Potential

The Black Swan is a very imposing 17th century coaching Inn located in the Market square of Devizes. Benefitting from 12 en suite letting rooms that have been recently re-furbished to a high standard. This site until recently operated in our Managed house division and now transferred to Tenanted. The Black Swan also offers a function / meeting room, outside bar and decked courtyard area for Al Fresco drinking and dining

New Business Partner Profile

The new Business Partners here will ideally be experienced in the licensed trade with a good catering skills and ability to managing letting rooms would be a distinct advantage. A drive to maintain and develop an already established business in a busy diverse market town is key to the success of this fantastic opportunity.

Trade Areas

The trade area is a single central bar, 35 covers and an open fireplace. This area acts as the hotel reception with access to the rooms, of which there are 9 doubles, 1 twin and a dog friendly courtyard room all with en-suites. The rear dining room has circa 40 covers and is used as the breakfast room for residents. On the first floor is a sizable function / meeting room. The fully equipped trade kitchen is to the rear of the bar and the basement cellar is accessed from behind the bar.

External Areas

The front of the pub has seating area with pavement licence, through the archway leads to the cobbled courtyard and rear decked garden area. In the outbuildings there is a full working order bar and pool room. There are a number of car parking spaces accessed from the rear of the property.

Domestic Accommodation

The accommodation is an apartment located in the courtyard comprising of a lounge, toilet and bathroom, double bedroom.



Capital Required

Fixtures & Fittings estimated to be	<u>Circa £35k (can be rented at 10%)</u>
Stock estimated to be	£6,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£19,000