

The Blue Boar, Aldbourne, Marlborough SN8 2EN

INTRODUCTION

The Blue Boar is situated in the village of Aldbourne which lays on the south slope of the Lambourn Downs, 6 miles north-east of Marlborough, an area known for its natural beauty. Aldbourne is an idyllic and wealthy community and was made famous by the Dr Who series.

TRADING POTENTIAL

The Blue Boar sits in the heart of the picture-postcard on the village Green. The green is a key part of the community, it is where all the village events are held. The pub is split into two separate bars, one for drinking and the other for dining both have bar access. The Blue Boar is popular with the villagers and is known as a destination pub with its quintessential 15th century pub atmosphere.

EXTERNAL AREAS

To the front of the pub are 14 bench tables, giving a generous 56 covers. There is also the added advantage having the village green on the door step as locals like to sit there on a nice day.

TRADE AREAS

The pub's dining restaurant area has a log burner and offers 42 covers. The bar has a further 14 covers, it has a stunning large fireplace with another log burner. The cellar, toilets and trade kitchen are all located on the ground floor.

PRIVATE ACCOMODATION

Accessed internally from the back of the trade kitchen, the living accommodation comprises of 1 double bedroom, 1 single bedroom / office, kitchen, lounge, and bathroom with w/c.

FINANCIAL OVERVIEW

Estimated ingoing costs:

Fixtures and Fittings: TBC

Deposit: £8,000

Working Capital: £8,000

Full restock wet and dry: £6,000

On going costs:

Guide Rent: £30,000 pa

Business rates payable: £4,940 pa

(From April 2025 - including government relief)

Maintenance service agreement (MSA): £2,294 pa

Business support package: £1,560 Per annum.

Sales volumes	2022	2023	2024
Own Beer (measured in brewer's barrels)	55	61	56
Foreign Beer (measured in brewer's barrels)	51	74	71
Cider (measured in brewer's barrels)	15	23	19
Total Beer & Cider (measured in brewer's barrels)	121	158	146
Wine (ltr)	9	10	8
Spirits (ltr)	1	1	1
Minerals (ltr)	10	10	10
Total W/S/M (ltr)	20	21	19

Please note 2022 had a 2 month closure

