

# Bull Inn

## 41 High St, Theale, Reading

### RG7 5AH



## Introduction

The Bull Inn is in the picturesque village of Theale just off Junction 12 of the M4 Motorway making it an ideal meeting point for business or pleasure.

Theale today is a thriving and dynamic village community which owes its prosperity to its location close to the M4 corridor and the hi-tec industries of 'Silicon Valley'. Despite its proximity to Reading, it has maintained a distinct identity and sense of community. Unlike many villages, it continues to support a primary school, secondary school, post office.



### Trading Potential

The Bull is in a fantastic location at the heart of Theale village and has a long-proven track record of delivering high standards of service and exceptional food and drink offers.

The site benefits from a large upstairs function room with separate bar and a large courtyard garden.

The Bull is renowned for showing sports and hosting events such as quiz nights and live music.

### New Business Partner Profile

Ideally the new Business Partners here will have the industry experience to further develop what is already a solid business. Catering experience and a passion for maintaining and delivering quality cask ales with excellent customer service is a must. The pub is a key factor within the local community and therefore requires someone with a passion to continue local engagement which will ensure that the Bull remains the hub of the village in the future.

### Trade Areas

The pub is accessed from the side of the building and has a single bar which overlooks the main bar area which has circa 30 covers. To the side of the bar is a restaurant area with another circa 23 covers. The function room is accessed by stairs located next to the main entrance, the function room is serviced by its own bar and has circa 40 covers which is a great space for private functions.

### External Areas

To the side of the pub is a mix of covered and non-covered seating with circa 26 covers. To the rear of the property is a fantastic, enclosed courtyard with another circa 26 covers. There is also a private car park with 8 spaces.

### Domestic Accommodation

The accommodation is accessed from a private entrance to the side of the property. There are 2 bedrooms, office, bathroom and lounge. There is also an office separate from the private accommodation.



### Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£8,000
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£24,000