

INTRODUCTION

In the heart of the beautiful village of West Lavington the Churchill Arms is a large spacious pub with open fires for the cold Winter and a large garden for the warmer months, overlooking the iconic Salisbury Plains. The pub has a large function room with skittle alley, that can accommodate 60 plus.

TRADING POTENTIAL

The Churchill sits on the A360, the main route from Devizes to Salisbury. Tourists pass daily to see the historical landmark Stonehenge. The car park is large enough for coaches and Brit Stop. There is opportunity for the pub to become a popular destination for events due to the function room, which has its own bar.

EXTERNAL AREAS

The pub benefits from a large car park and trade garden. By the entrance is a covered seating area with wooden benches. To the side of the pub you will find a single garage and private car parking space.

FINANCIAL OVERVIEW

Ingoing costs:

Fixtures and Fittings: TBC
Deposit: £8,000
Working Capital: £8,000
Stock: £6,000

On going costs:

Rent: £23,000 pa (guide)
Rateable value £6,200
Maintenance service agreement (MSA): £2,608.50 pa
Business support package: £1,560 pa

| Sales volumes | 2023 | 2024 | 2025 |
|---|------|------|------|
| Own Beer (measured in brewer's barrels) | 23 | 28 | 14 |
| Foreign Beer (measured in brewer's barrels) | 52 | 37 | 13 |
| Cider (measured in brewer's barrels) | 12 | 10 | 5 |
| Total Beer & Cider (measured in brewer's barrels) | 87 | 75 | 32 |

Please note measurements are in brewers barrels (36gal)

TRADE AREAS

The main bar area accommodates 50 seated, this is split into two areas, one of these areas can be used for small functions or private dining. The function room can seat 60 or hold functions for 100 standing. This room has the added benefit of its own bar, skittle alley and carvery room. The kitchen is fully equipped with a dry store and storage room close by.

PRIVATE ACCOMODATION

The accommodation comprises of a large lounge with room for dining table, fully fitted kitchen, hall area with space for a office set up, 1 single bedroom, two large double bedrooms and a large bathroom.

