

The Craven Arms, Skinner's Green Lane, Newbury RG20 0HG

INTRODUCTION

The Craven Arms sits in the picturesque village of Enborne near the vibrant town of Newbury. This classic 17th Century pub is full of character with low beamed ceilings, wood burning stoves with four nicely divided dining rooms, giving opportunity to hold indoor functions. The site sits in approx. 1 acre of ground, with a tipi, making it a popular venue to hire.

TRADING POTENTIAL

The Craven Arms is within easy reach of Hungerford and Newbury. A destination pub has plenty to offer to its visitors. It has a fantastic outside space, the large beer garden has a play park, outside bar and a tipi making it a popular place for weddings. The current business partners have built a great reputation for their offer, wedding planning and execution. This is a solid business for new business partners to carry forward.

EXTERNAL AREAS

The pub benefits from generously sized gravel car park, Huge beer garden with tipi, outside bar, outside storage, play park and enough space for at least 250 people.

FINANCIAL OVERVIEW

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

On going costs:
Guide Rent: £40,000 per annum
Business Rates payable: £5,659 per annum
(From April 2025 - including government relief)
Maintenance service agreement (MSA): £5,400 pa
Business support package: £1,560 Per annum.

TRADE AREAS

The entrance from the car park takes you into the bar, with double faced wood burner and seating. Off this are four dining areas with dining capacity for approx. 65 with access to the private accommodation. There is a large fully equipped catering kitchen with utility / prep room wash up area and walk in fridge. The cellar, ladies, gents and disabled toilets are all on the ground floor. You will also find a private garden with an outbuilding for storage.

PRIVATE ACCOMODATION

The accommodation offers 3 bedrooms one with en suite. A family bathroom. Living room and small kitchenette.



Please note all are measured in brewers barrels (36gal)

Sales volumes	2022	2023	2024
Own Beer (measured in brewer's barrels)	28.4	24	29.5
Foreign Beer (measured in brewer's barrels)	107	107	102
Cider (measured in brewer's barrels)	19.6	24.7	28.6
Total Beer & Cider (measured in brewer's barrels)	155	155.7	160.1
Wine (ltr)	10.1	10.2	10.8
Spirits (ltr)	1.1	1.1	1.2
Minerals (ltr)	24	25.3	24
Total W/S/M (ltr)	35.2	35.6	36