

George and Dragon

High Street, Potterne Devizes SNI0 5PY



Introduction

The George and Dragon is located in a prominent position in the village of Potterne, on the main A360 between Devizes and Salisbury edging Salisbury plain. This quintessential thatched pub benefits from a secluded and well-maintained garden, skittle alley, courtyard and two ensuite letting rooms. In the main bar an inglenook fireplace with log burning stove. Local visitor attractions include Salisbury Cathedral, Old Sarum, Lacock and Bowood house and the Caen lock flight just a few miles away.



Trading Potential

The George and Dragon commands a great position in the village of Potterne, offering two well-appointed ensuite letting rooms that can be marketed to the many visitors to the area. We are told that the site currently operates 60/40 split in favour of wet. We believe the trade could be further developed from utilising the letting rooms and extending opening hours.

New Business Partner Profile

The new Business Partners here will ideally be experienced in the licensed trade with a knowledge of catering, however this is also a great opportunity for a couple with a good level of catering experience to embark on their first pub. Ability to interact in a close knit village community would be an advantage.

Trade Areas / letting rooms

The pub is accessed by steps to the front which lead into the main bar area with inglenook fireplace and the "Snug". Fully equipped trade kitchen with prep room and storage to the rear. The main bar / dining room will sit circa 50. Access to the skittle alley which is on the ground floor. There are two letting rooms one double and one twin with ensuite facilities.

External Areas

The site benefits from a small courtyard which leads to large secluded well-maintained garden. Car parking for circa. 12 vehicles.

Domestic Accommodation

The accommodation is set over two floors, the top floor being an attic bedroom. On the first floor there are a further two bedrooms, bathroom, separate shower room, lounge with fitted kitchen and a large landing area.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£4,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£17,000

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