

Green Dragon

26 High Street, Market Lavington, SN10 4AG



Introduction

The Green Dragon is in the village of Market Lavington, just 6 miles outside of Devizes. The pub is located in the heart of the village and offers a function room, car park, garden and has the benefits of 4 modern letting rooms. The pub is popular with walkers and cyclists for it's location on the King Alfred Way Cycle Path and the Wessex Ridge Way.



Trading Potential

The Green Dragon sits in the heart of the village of Market Lavington. The pub benefits from a small garden, car park, Skittle Alley / Function Room, a recently refurbished bar and restaurant area. There are 4 well appointed letting rooms that overlook the garden and car park. The Green Dragon is popular with locals, tourists and holiday makers visiting the area.

New Business Partner Profile

The new business partners here will be ideally suited to a village environment, having the ability to become a key member of a small community. This site would suit an experienced couple with catering knowledge looking to live and work in this charming village pub.

Trade Areas / Letting rooms

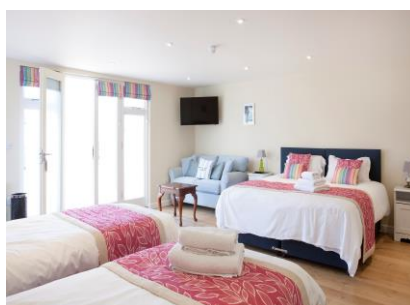
The pub has two separate areas, the main bar with a log burner and then a restaurant, offering combined seating in both areas for 82 covers. There are 4 letting rooms that are individually accessed from the car park / garden area, 1 double, 2 double / twin and 1 family room that sleeps up to 6. All the rooms are appointed to a high standard. Pub has a fully fitted trade kitchen and wash up area.

External Areas

The garden currently offers seating for circa 50 covers and has a car park for approx. 10 cars.

Domestic Accommodation

Accessed internally comprises of 4 double bedrooms, 2 of which have their own ensembles one with a bath and the other a shower. One of the rooms with an ensuite also has its own lounge area. There is also an Office, Lounge / Dining room and a bathroom also offering a separate WC and shower room.



Capital Required

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| Fixtures & Fittings estimated to be | TBC |
| Stock estimated to be | £5,000 |
| Security Deposit | £8,000 |
| Minimum working capital required | £12,000 |
| Total (circa) without fixtures & fittings | £25,000 |

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