

## Introduction

The Jenny Wren is situated on the outskirts of the market town of Calne only a short distance from Chippenham and Devizes. This site sits within our community local segment offering darts, pool and television sports coverage. The “Jenny” has recently undergone a complete refurbishment of the trade and private areas, also a small new trade kitchen has been installed and all offered in excellent condition throughout.



### Trading Potential

The Jenny Wren is a traditional “local’s pub” with pool and darts teams and has a strong community backing. We have recently refurbished the trade area to a very high standard and installed a small trade kitchen with which a new Business Partner can create and develop a menu offer to suit the style of trading. Continued quiz nights and community charity events will help promote future trade.

### New Business Partner Profile

This is an excellent opportunity for a new Business Partner to continue to build on an already solid wet trade and have the ambition to deliver a food offer that would suit this site. This would ideally suit a couple who are community minded and have the desire to engage with pub teams, host events and have the passion to dispense our cask ales to the highest standard.

### Trade Areas

The bar area has been completely and stylishly refurbished and is in excellent condition, accessed through the front door there is a single bar with pool table and darts board and seating for 40, the toilets are to the rear of the bar where the access to the trade kitchen and private accommodation is. There is a door way to the secluded trade garden which has 5 wooden benches. The cellar is on the ground floor.

### External Areas

There is a small secluded garden laid to lawn with 5 wooden benches and shared parking with the local shops.

### Domestic Accommodation

The accommodation has a large lounge and office on the ground floor leading upstairs to 2 double bedrooms and 1 single bedroom a bathroom with overhead shower and separate WC. This has all been redecorated and re-carpeted and offered in excellent condition



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£3,500
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£16,500