

The Lamb Inn, Marlborough, SN8 1NE

INTRODUCTION

The Lamb Inn is situated just off Marlborough High Street. Marlborough is a market town in the picturesque rural north-east of Wiltshire. The town displays the confidence of wealth from past times, yet today remains vibrant and progressive with its own chic café culture and many independent shops. The Lamb Inn is a traditional pub, the building has been there since 1763.

TRADING POTENTIAL

The Lamb Inn is a 18th century traditional pub, it has a strong foundation to build on. The site has a very good local following for live music and sporting events. The pub offers all the traditional qualities of an old coaching inn, these attributes have always been popular with locals and tourists alike.

The letting rooms are well used, bringing additional trade.

EXTERNAL AREAS

The enclosed courtyard area known for its awarding winning summer flower displays, creates an extra 55 covers.

TRADE AREAS

The main bar area can seat approximately 40. There is also a private dining area/ small function room to the rear of the courtyard with circa 24 covers.

This site benefits from 5 en-suite letting rooms. There is also a separate space that could be used by a local business.

PRIVATE ACCOMODATION

We are commencing works at the rear of the property to create private accommodation. This will include an open plan living area, two bedrooms and a shower room.

FINANCIAL OVERVIEW

Estimated ingoing costs:

Fixtures and Fittings: TBC

Deposit: £8,000

Working Capital: £8,000

Stock: £6,000

On going costs:

Rent: TBC

Estimated business rates payable: £9,730.50 pa

(From April 2025 - including government relief)

Maintenance service agreement (MSA): £4168 pa

Business support package: £1,560 Per annum.

Sales volumes	2022	2023	2024
Own Beer	27.8	34	22.8
Foreign Beer	135.6	196	134.8
Cider	33.9	60.6	211.6
Total Beer & Cider	197.3	290.6	231
Wine (ltr)	1,972	1,897	1,415
Spirits (ltr)	198	242	231
Minerals (ltr)	1,449	1,463	1,149
Total W/S/M (ltr)	3,619	3,602	2,795

Please note Beer & Cider are measured in brewers barrels 36gal

