

The Lamb

The Green, Urchfont, Devizes

Introduction

The Lamb is a part thatched detached public house nestled in the picturesque village of Urchfont. The site offers one bar area with a small servery hatch to the heart of the pub. It has an abundance of old character with its beams and fireplace. The pub also has the added benefit of a separate function room which includes a skittle alley, which proves very popular with the locals. Urchfont is just over 5 miles from the town of Devizes.



Trading Potential

The Lamb sits in our "Great Pub, Great Food - Mainstream" segment of the estate and benefits on being the only pub in the village of Urchfont. The pub flows into three separate bar areas, each offering their own character. On the first floor the pub has a function room with skittle alley, the pub has several skittles team as supported well by the locals. There is a large lawned trade garden and to the rear of the garden there is a petanque (Boules) pitch.

Every year people flock to the village for its popular annual 'Scarecrow Festival'.

We feel that the business split here should be 60% / 40% in favour of wet.

New Business Partner Profile

The new business partners here will ideally have great communication skills within a village environment and have the persona to become a key part of the community. This site would suit a couple or an experienced individual looking to take this charming village pub.

Trade Areas

As you enter the pub from the entrance nearest the car park, there is a corridor lobby where the toilets are located. The bar is located to the front of the pub with the trade areas in 3 areas that flow together. These 3 areas offer 52 covers under normal circumstances, under current social distancing guidelines the pub offers circa 36 covers. Behind the bar leads to the office and trade kitchen, there is also a dry store, small laundry room and the cellar is on the ground floor. There is a skittle alley on the first floor and would comfortably seat 20 for a private function/meeting.

External Areas

The pub benefits from a car park (17 spaces, +1 Disabled), trade garden with a large petanque pitch. There is also a covered smoking area.

Domestic Accommodation

Accessed from the lobby or from behind the bar the private accommodation comprises of a lounge, two double bedrooms one single bedroom and a bathroom with separate WC.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£1,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£14,000