

Lansdowne Arms

Church Road
Derry Hill
Chippenham
SN11 9NS

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Introduction

On the doorstep of Bowood estate, The Lansdowne Arms is located in the picturesque village of Derry Hill, Calne, in the county of Wiltshire. Blessed with stunning views of the Avon valley, The Lansdowne Arms is situated on the A342 between Devizes and Chippenham, close to its junction with the A4 and just a 10-minute drive from the National Trust village of Lacock. This attractive Grade II listed building was built in 1843 and boasts enormous character and historic architectural interest.



Trading Potential

This characterful Grade II listed public house sits on the edge of Bowood estate, within the active community of Derry Hill. With three trade gardens, a children's play area to enjoy in the Summer, an open fire and wood burners to warm you up in colder months, this charming pub is welcoming all year round. The bar area was also given a mini refurbishment in 2023.

There is a fantastic opportunity for the successful applicant to continue to develop a strong food and drink offer, through increased marketing activity to attract more customers from the surrounding areas. Here, we would expect to see a 60/40 split in favour of food.

New Business Partner Profile

The new Business Partners will ideally be experienced, owner operators with a high level of catering skills to deliver a quality food and drink offer. A keen interest in the local community and engaging with events would also be desirable.

Trade Areas

Internally at The Lansdowne Arms you will find a large feature bar servery, a relaxed bar area with open fire and two separate dining areas with approx. 75 covers in total.

There is a fully equipped trade kitchen with separate prep and wash up areas and walk in fridge, a basement level cellar with large dry store and to the rear of the pub is an additional large storeroom.

External Areas

There is bench seating to be enjoyed outside the front of the pub, with the main outside seating set on the patio at the side and rear of the pub for approximately 140 people. Additionally, there is a lawned area with children's play equipment and a good size car park for circa 20 cars.

Private Accommodation

The generously sized private accommodation comprises of a large lounge, dining room, separate kitchen, bathroom, 1 single and 2 double bedrooms. There is also a separate annex with double bedroom and ensuite.



Capital Required

Fixtures & Fittings estimated to be	£19,500
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£21,000

For further details, please email: tenantrecruitment@wadsworth.co.uk