

Langley Tap

41 The Common, Langley Burrell, Chippenham



Introduction

The Langley Tap sits in the pretty village of Langley Burrell which is just north of Chippenham and only a few miles from the M4 motorway. The towns of Malmesbury and Melksham and Royal Wootton Bassett are just a short distance away. Located centrally in the village and locally known as the “Tap”, this pretty pub has a very good reputation for its food and is popular place for villagers to meet up



Trading Potential

The Langley Tap sits in our “great pub great food” segment and has been operated by the same Business Partner for the last three years. The pub is currently operated with a strong focus on the food offer with the bar being welcoming for anyone who just prefers a drink. To the rear is a very well-tended secluded trade garden which extends the dining covers.

The “Tap” may well benefit from extended trading hours which would enhance an already strong and solid business.

New Business Partner Profile

The new Business Partners here would ideally be a couple who possess a level of catering experience that will enable them to continue to promote our “Great pub great food” segmentation, be able to create menus that fit the profile of the pub and expand on an already solid business.

Become a core part of the village and make the pub, the hub of the community.

Trade Areas

This is a single bar operation consisting of the bar and two separate dining areas. The “Tap” room can be used for private functions and has 36 covers with a wood burning stove. The “Pump” room again can be used for private functions and seats 20. The bar area seats 13 and has a wood burning stove. To the rear of the “Pump” room is an office, access to the private accommodation and the fully fitted trade kitchen with wash up area.

Off the “Tap” room are the toilet facilities which include accessible and baby changing facilities, also access to the cellar and bottle store.

External Areas

The pub sits back off the road and has parking for 14 cars + 1 disabled parking space, to the rear is a well-kept trade garden, lawned, with 10 wooden benches and a small smoking shelter. There is a fenced area to screen the trade waste bins and shed, there is also a brick built store for fridges and freezers.

Domestic Accommodation

Accessed from the bar area and a steel staircase outside the accommodation comprises of 3 bedrooms (1 with an en suite), family bathroom with shower over, kitchen and a lounge / diner.



Capital Required

Fixtures & Fittings estimated to be	TBA
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£18,000

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