

# The Millers Arms Pershore WR10 1T



## Introduction

The Millers Arms is a traditional pub situated in the heart of Pershore. Pershore is a market town in the Wychavon district in Worcestershire. Situated 9 miles from Worcester and 6 miles from Evesham the town is known for its Georgian architecture with many of the buildings listed.



### Trading Potential

The Millers Arms has a strong foundation in which to build on, the site has a very good local following for live music and sporting events. There is currently no food offer in place and with a new business partner this is an area with great potential. There is also potential here to increase the trading hours and offer more events to build on the current trade.

### New Business Partner Profile

The new Business Partners here will ideally have the industry knowledge to further develop what is already a solid business. Catering experience and a passion for maintaining and delivering quality cask ales with excellent customer service is a must. The new business partner would ideally have the attributes to become a key member of the community.

### Trade Areas

This site trades in two areas, the main front bar and rear bar with circa 40 covers.

### External areas

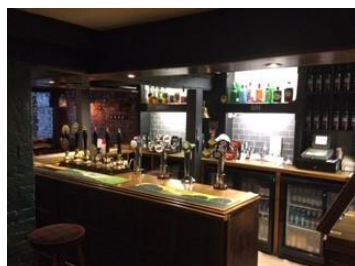
The small, enclosed courtyard area creates an extra 12 covers.

### Private Accommodation

First Floor –  
Kitchen  
Bathroom  
Lounge

### Top Floor -

2 x Bedroom  
Shower room



## Capital Required

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

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