

Oddfellows

71 High Street, Manton, SN8 4HW



Introduction

The Oddfellows is a beautiful country pub in the village of Manton just outside Marlborough, part of a rural and popular area in the Northeast of Wiltshire. The area is affluent and attractive to locals and visitors. Manton itself is surrounded by vibrant towns, closest being Marlborough, with Swindon just 10 miles away. It is North of Devizes, the Vale of Pewsey, and the popular tourist attraction Stonehenge.



Trading Potential

The Oddfellows is a stone's throw away from Marlborough, a well-known town home to the famous Marlborough college. Manton is an extremely attractive area, which is appealing to locals and visitors, it is a wealthy village, and the Oddfellows is its only pub for a few miles, this benefits the trade and forms a community hub for the villagers. It has 2 separate outside spaces, a spacious garden with a children's play area at the rear of the pub, and a courtyard at the front of the pub, covered with a stretch tent, this is ideal to use for private bookings. The double fireplace in the centre of the pub provides character and warmth to the main seating areas,

New Business Partner Profile

Ideally the new Business Partner would have the knowledge to cater for an affluent community, not just with their food offer but also with their catering skills and how they portray their customer experience. They must also be able to accommodate for a variety of the area's visitors, creating a welcoming atmosphere that everyone expects from a country pub. A passion to dispense our award-winning ales is also extremely important.

Trade Areas

The internal seating areas comprises of 35 covers delicately separated into three areas. The L shaped bar allows bar access to all areas of the interior. The courtyard provides additional covered seating with 35 covers, it is separate from the rear garden, yet easily accessed. The rear garden has 55 covers and benefits from well-kept children's play equipment. The pub has a car park with 15 car space and the pub can be accessed from both the front and rear of the pub.

Domestic Accommodation

The private accommodation includes an open plan kitchen diner/ office space. Two bedrooms and a bathroom.



Capital Required

Fixtures & Fittings	TBC
Stock	£7,000
Security deposit	£8,000
Working Capital	£5,000
Total Circa without fixtures and fittings	£20,000