

Poachers pocket

Chelynch, Shepton Mallet BA4 4PY

Introduction

The Poachers Pocket is a traditional English public house set in beautiful Mendip countryside. Ideally located for visitors to Wells, Cheddar Gorge, Wookey Hole and the Bath and west showground the Poachers is the perfect venue to relax and enjoy hearty homemade food and award-winning ales. The "Poachers" is located just off the A360 only 3 miles from Shepton Mallet.



Trading Potential

The Poachers Pocket is a quintessential country pub with roaring log fire in the winter and a beautiful garden for the summer. Nestled in the beautiful Somerset countryside the pub is very popular with locals and visitors to the Mendip area. The pub has gained a good reputation for the quality and consistency of the food and drink offer and gives a good basis for a new Business Partner to develop on an already solid business.

New Business Partner Profile

The new Business Partners here will ideally be a chef operator, who have the ability to provide a consistently good food offer and have a passion to dispense our quality cask ales to the highest standard. This is an ideal opportunity for someone wishing to embark on an exciting business venture within the licensed trade.

Trade Areas

The main entrance takes you into the bar, dining room and conservatory with seating for approx. 50. The customer toilets are accessed from here. This leads through to a smaller dining room with further seating for 20. Doors lead to the secluded garden. From the bar area you step down into the Function room / Skittle alley which will easily accommodate a further 50. Access to the fully fitted trade kitchen, prep and freezer area and private accommodation are from the kitchen passage and the cellar is accessed from behind the bar.

External Areas

The secluded garden is laid to lawn and has 10 wooden benches, smoking shelter and storage shed. There is a further patio area outside the conservatory with a further 5 wooden benches. Car parking to the side and rear for approx. 25 cars

Domestic Accommodation

The accommodation is very spacious with three double bedrooms all with en suite facilities, large lounge, kitchen / diner and an attic room. Office is accessed from the kitchen area



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£6,000
Security Deposit	£8,000
Minimum working capital required	£6,000
Total (circa) without fixtures & fittings	£20,000