

Introduction

Shrivenham has many thatched and stone cottages lining the main street, The Prince of Wales is one of the beautiful stone buildings dating back to the late 1800's. Shrivenham is in in the Vale of the White Horse in Oxfordshire, some 7 miles north-east of Swindon. 5 miles north of the village is the Market Town of Faringdon, with the Oxford University Town 24 miles away.



Trading Potential

The Prince of Wales sits in the heart of the village on the High Street. The pub is popular with the locals and is well established as a meeting point due to the location of the village just off the A420.

The UK Defence Academy is 1.5 miles from the pub and there is great potential to tap into this market as the site accommodates 4,000 people. There is currently a parking area at the rear of the pub adjacent to the garden - this area has the potential to become an additional outside trading area.

New Business Partner Profile

This site would suit a couple or an experienced individual with catering knowledge, as food is a key element of the business.

Trade Areas

The pub has a generous bar server with the cellar ideally located at ground level directly behind the bar. The main bar with 24 covers flows into a dining area with a further 26 covers. The pub also has a snug which currently has a pool table in it - this could be transformed into a private dining room.

External Areas

The pub has a stunning walled garden with views of the church, where there are currently 8 benches offering 42 covers. The site has an area to the rear for parking of 5-6 cars - as there is plenty of street parking this may be better suited for additional trading space. There is a barn currently used as a bottle store and general storage space.

Domestic Accommodation

The site has living accommodation to the first floor with 2 bedrooms, lounge, kitchen and a bathroom with w/c.

In addition, next door to the pub there is a 2-bedroom flat, with a lounge, kitchen and bathroom with w/c. Access to the flat is from the rear of the pub through its own private entrance.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£4,000
Security Deposit	£8,000
Minimum working capital required	£6,000
Total (circa) without fixtures & fittings	£18,000