

## Introduction

The Raven sits in the pretty village of Poulshot in glorious countryside just 2.5 miles northeast of the market town of Devizes, and just a few miles from the famous Caen Hill locks on the Kennet and Avon canal. This quintessential traditional village pub is very popular with locals and has gained an enviable reputation in the area for the quality and standard of the food and drink offer. An attraction here is that our quality ales are served directly from the cask behind the bar.



### Trading Potential

This traditional pub has become the “Hub” of the local community and through its reputation for standards and service has proved a very popular destination for visitors. Interaction with local shoots, Poulshot Cricket Club and Mill Farm Glamping, offering bespoke, luxury accommodation, have all helped with the success here and created a real community feel about this pub. The Raven Inn continues to develop with a consistently high standard food and drink offering.

### New Business Partner Profile

The new Business Partners here will ideally need to have a solid background in catering and operate as “Chef Owner”. The ability to engage in the village and become an integral part of the community would be advantageous. This is a great opportunity for a couple to live in a lovely setting and develop an already strong business.

### Trade Areas

The main bar has seating for 18 and features a wood burning stove. Adjoining the bar is the lounge, seating a further 14 and features a gas effect fire with access to the ladies WC. The main dining room with seating for up to 28, features a wood burning stove set in a traditional inglenook fireplace and is ideal for private or family functions. French doors lead you to a patio area that seats a further 24.

Fully equipped trade kitchen with separate wash up and prep room that leads to a dry store and ground level cellar.

### External Areas

To the front of the pub is a walled lawned garden with 7 wooden benches and a patio area leading to the front of the pub, which seats 24. Car parking for approximately 20 cars. The gents WC are located outside and to the side of the building, there is also a private side access, which has a courtyard area and garage.

### Domestic Accommodation

The private accommodation is accessed from a corridor at the rear of the bar and consists of two bedrooms a bathroom and lounge.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£4,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£8,000
<b>Total (circa)</b> without fixtures & fittings	£20,000