

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 has the attraction here that our quality ales are served directly from the casks behind the bar.



Trading Potential

This traditional pub sits in the heart of the village and forms the “Hub” of the local community, it has also proved a very popular destination for visitors. Interaction with local shoots, the Cricket Club and a local Glamping Site have helped with the success here and created a real community feel about this pub.

New Business Partner Profile

The new Business Partners here will ideally need to have had some catering and bar experience. 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 this business.

Trade Areas

The main bar has seating for 18 and a wood burning stove which joins the lounge which has further seating for 14 and a gas effect fire and access to the ladies WC, this leads through to the main dining room for 28, has a wood burning stove in an inglenook fireplace and is ideal for private or family functions, French door access 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 fenced patio area which seats 24. Car parking for approximately 20. The gent's 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

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£3,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£16,000

For further details, please call 01380 732216 or Email: recruitment@wadworth.co.uk

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