

Rose and Crown

68 Parkfield Road Pucklechurch Bristol BS16 9PS



Introduction

The Rose and Crown is a traditional pub nestled on the south edge of the Cotswold's, surrounded by countryside. Within easy reach of Bristol and Bath the Rose and Crown is situated on the Parkfield Road in the village of Pucklechurch near the site of the now closed Parkfield colliery. The Rose and Crown has built an enviable reputation in the area for the consistency and quality of the offer and customer service.



Trading Potential

The Rose and Crown is in the village of Pucklechurch on the southern edge of the Cotswolds and within easy reach of Bath and Bristol. The site has gained a reputation for serving quality food and beers. The Rose and Crown benefits from the proximity to the local crematorium which provides a steady income stream. With ample parking it is a popular venue for walking groups and tourists to the area.

New Business Partner Profile

The New Business Partners here will ideally be "hands on" owner operator with the skills and ability to manage busy catering operation whilst understanding the requirements of a local's pub for the community.

Trade Areas

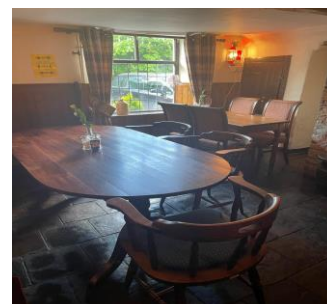
The trade area is divided into four main areas, the snug bar which has seating for (12) the middle bar (14) with log burning stoves and flagstone flooring, main bar (30) with gas fired log burner and the recently decorated restaurant area (48). Fully equipped trade kitchen with wash up.

External Areas

At the front of the pub are 6 wooden benches. To the rear is a lawned / patio garden with a further 10 benches. Carparking for approx. 40 cars, external outbuildings include a garage, freezer room and machinery store

Domestic Accommodation

The accommodation is accessed from within the middle bar and configures either 3 bedrooms or 2 bedrooms and a lounge, galley kitchen and bathroom with toilet.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£6,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£19,000