

## INTRODUCTION

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. It 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. It 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.

## EXTERNAL AREAS

At the front of the pub are 6 wooden benches. To the rear is a garden with a further 10 benches. Car parking for approx. 40 cars. External outbuildings include a garage, freezer room and machinery store.

## TRADE AREAS

The trade area is divided into four main areas, the snug bar, the middle bar with log burning stoves and flagstone flooring, the main bar with gas fired log burner and the restaurant area. Together providing over 100 covers. The pub has a fully equipped trade kitchen with wash up area.

## PRIVATE ACCOMODATION

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.

## FINANCIAL OVERVIEW

### Estimated ingoing costs:

Fixtures and Fittings: TBC

Deposit: £8,000

Working Capital: £8,000

Stock: £6,000

### On going costs:

Guide Rent: £40,000

Business rates payable: £5,988 pa

(From April 2025 - including government relief)

Maintenance service agreement (MSA): £3,250 pa

Business support package: £1,560 Per annum.

Sales volumes	2022	2023	2024
Own Beer	56	56	53
Foreign Beer	62	63	75
Cider	58	60	64
Total Beer & Cider	176	179	192
Wine (ltr)	16	15	16
Spirits (ltr)	1	1	1
Minerals (ltr)	17	17	18
Total W/S/M (ltr)	34	33	35

\*Please note all are measured in brewers barrels\*

