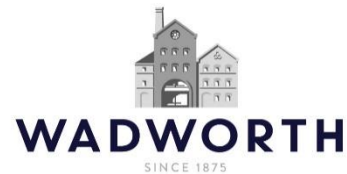


Rose and Crown

Trent, Sherborne Dorset DT9 4SL



Introduction

The Rose and Crown is situated in the immaculate village of Trent and is a stunning example of a great British Inn. It was originally built in the 14th Century to house the spire workers of the neighboring church. Set in beautifully manicured gardens the pub benefits from 3 double letting rooms. A few miles away lies the market town of Sherborne, famed for its schools Abbey and architecture, the rolling Dorset Hills and renowned Jurassic coastline are to the South, to the West the tranquil Somerset levels and East Salisbury and Stonehenge.



Trading Potential

The Rose and Crown sits in the heart of the beautiful village of Trent with rolling Dorset countryside all around. Sat in approx. two acres the pub benefits from beautifully manicured gardens which can be utilised for weddings for up to 150 whilst the interior can accommodate circa 70 covers in its quintessential traditional pub atmosphere. There are 3 well appointed double letting rooms that overlook the gardens with private external seating areas. The Rose and Crown has become a well-respected venue in the local area.

New Business Partner Profile

The new business partners here will be ideally suited to a village environment, having the ability to become a key member of a small community. This site would suit a couple or an experienced individual with extensive catering knowledge looking to live and work in this charming village pub.

Trade Areas / Letting rooms

The pub has three separate areas, the main bar with inglenook fireplace and seating for 35, the snug with soft seating for 8, and open fireplace. The restaurant / dining room has an additional 35 covers and leads to the trade garden. There are 3 double letting rooms that are individually accessed from the garden and are appointed to a high standard. Extensive fully fitted trade kitchen and wash up areas.

External Areas

The beautifully maintained gardens currently have circa 18 tables of 4s and 6s, Summer house, patio area, fish pond and various external storage rooms / areas. Parking for approx. 40 cars and even a horse tie-up

Domestic Accommodation

Accessed internally from the bar and dining areas and comprises of 3 double bedrooms 1 with an en suite, office/ store or further bedroom, large lounge with integrated kitchen / diner, Bathroom with separate shower



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£18,000

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