

The Royal Oak

35 North Street, Pewsey, SN9 5ES



Introduction

The Royal Oak sits in a desirable High Street location in the village of Pewsey. Pewsey is a large village, located between Marlborough and Salisbury in Wiltshire. The village has a train station with a direct line to London Paddington. It is a community full of spirit, they hold the oldest annual carnival in Wiltshire, a big event for the village with activities spread over two weeks of September, it is very popular and attracts people from all around Wiltshire.



Trading Potential

The Royal Oak sits in an excellent location in Pewsey. This site has a strong wet trade and the fully equipped kitchen, and 82 internal covers provides great opportunity for the food offer to be developed. Inside there are 2 fireplaces at either end of the pub, providing a warm and characteristic atmosphere. The function room benefits from a bar and skittle alley which can be utilised for weddings, wakes, local group meetings and ideal for the skittle league. It has 50 covers and garden access. The garden is a sun trap and great for outdoor drinking and dining, in recent years a wooden cover has been built over part of the garden. The garden is also licenced for the sale of alcohol, which gives opportunity for an outside bar or events. Two letting rooms provide additional revenue to the business.

New Business Partner Profile

The business partner for the Royal Oak would ideally be someone with the ability to become a key member of the community and create a welcoming environment for locals and visitors. They must be able to manage a site with a great wet led trade, be able to continue developing the food offer and operate a function room for local and private activities. They must have catering skills and a passion to sell our award-winning real ales.

Trade Areas

The bar is centrally located surrounded by seating for 60. To the rear of the pub there is a snug area with a one of the pubs three fireplaces and a further 22 covers. On the first floor there is a multi-functional function room with a bar, seating for 50 or 100 standing, it has a skittle alley and garden access, excellent for large groups or community functions. The ladies and gents are located on the ground floor. The cellar and fully equipped trade kitchen are also easily accessed on the ground floor. The two twin letting rooms with a shared bathroom and 2 WCs, are a beneficial addition to the pub.

External areas

The garden is located to the rear of the building. It can be accessed through the main pub, the function room or via the car park. It has bench seating with 36 covers, a wooden shelter to provide cover for a part of the seating area. The outbuildings provide great storage space, these consist of a double garage, log store, chemical store, and freezer room. The car park provides adequate space for patrons.

Domestic Accommodation

The private accommodation is spaced over 2 floors with a lounge, kitchenette, 3 bedrooms and a shower room. There is also space for an office area.



Capital Required

Fixtures & Fittings	TBC
Stock	£6,000
Security deposit	£8,000
Working Capital	£5,000
Total Circa without fixtures and fittings	£19,000

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