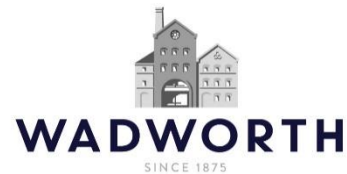


# Royal Oak

Corsley Heath Warminster BA12 7PR



## Introduction

The Royal Oak occupies a fantastic location on the main A362 on the Somerset border with stunning views over the Longleat forest. The 18<sup>th</sup> Century stone pub has been serving the parish of Corsley Heath and surrounding areas since 1749. Close by are the market towns of Frome and Warminster along with the Longleat Safari Park and Center Parcs. The Royal Oak benefits from large gardens to the front with ample seating and a rear secluded garden with a newly installed children's play area.



### Trading Potential

The Royal Oak commands a prominent location on the edge of the Longleat Forest and has the benefit of 5 separate internal trade areas which include a pool room and skittle alley / function room. Through lockdown our current Business Partners invested in a large children's play area which has proved very successful. We understand the current trade split to be 60/40 in favour of food.

### New Business Partner Profile

The new business partners here will ideally be owner operators, with experience in running and managing a very busy food operation. An aptitude for hosting locals alongside the vast number of tourists to the nearby attractions

### Trade Areas

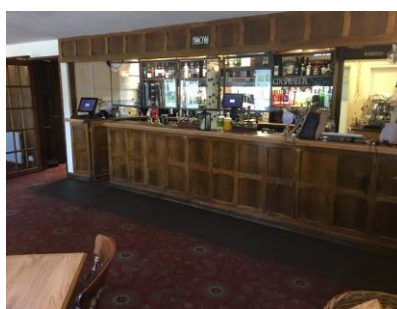
The pub has two Servery points, one to service the main bar (28) with an open fire and the second the Pool room. There is the garden room (28) Stables (18) and the skittle alley / function room (50)

### External Areas

There are two large garden areas, the rear having a newly installed children's play area and seating for 76 and the front having a further 38 covers. Parking for approx. 40. There are several outbuildings for freezer storage and alike.

### Domestic Accommodation

Accessed internally only, the accommodation comprises of 2 double rooms, lounge, dining room, office, kitchen and 2 bathrooms



### Capital Required

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

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