

# Royal Oak

Easterton, Near Devizes, SN10 4PE



## Introduction

The Royal Oak is in the village of Easterton, just 6 miles outside of Devizes. The pub has a traditional, quintessential feel with exposed beams, log burning stove and a thatched roof. It's location in the heart of the village is ideal, offering a garden area to the front of the pub and a large car park to the rear.



### Trading Potential

The Royal Oak sits in the heart of the village of Easterton. The pub benefits from a small garden to the front of the pub, a large car park to the rear. The cosy bar area with low and beamed ceilings, flagstone floors with separate dining areas makes this a very attractive pub. The Royal Oak is popular with locals and a drive to food destination with the opportunity to build on an already solid business.

### 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 an experienced couple with catering knowledge looking to live and work in this charming village pub.

### Trade Areas

The pub has two serving points to the bar with a log burner in the main bar and an open fire with some soft seating at the other. The restaurant is split into two separate parts with one area offering 24 covers and the other a further 24 covers. Pub has a fully fitted trade kitchen. Ladies and Gents WC and a disabled toilet.

### External Areas

The garden currently offers seating for circa 46 covers and has a car park for approx. 18 cars to the rear and a further 5 spaces at the front.

### Domestic Accommodation

Accessed internally only, the accommodation comprises of 2 double rooms and 2 single size bedrooms, an office, lounge, kitchen and a bathroom with WC.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£4,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£6,000
<b>Total (circa)</b> without fixtures & fittings	£18,000

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