

Samuel's Rest

Upper Church Road, Shedfield Southampton
SO32 2JB



Introduction

The Samuel's Rest is located in Shedfield directly opposite the village green. The "Sams Rest" sits in our Family Pub Dining segment and benefits from an exceptionally large garden that can be utilized for outdoor events, family fun days and fund raisers. There are approximately 50 covers in three separate areas internally with a further 40 covers in the garden. Locally the pub has a good reputation for good wholesome pub food .



Trading Potential

The Samuel's Rest sits in our "Family pub dining" segment of the estate and benefits from a prominent location on the edge of the village green in Shedfield. Another great asset to this site is the vast area of outside space which can be utilised for all number of events / functions. Set on the edge of the Meon Valley and within easy reach of Southampton and Portsmouth, the "Sam's Rest" is a great destination for customers to enjoy good quality and value for money pub food whilst exploring the many beautiful surrounding villages.

New Business Partner Profile

The new business partners here will ideally have great communication skills within a village environment and have the persona to become a key part of the community. This site would suit a couple or an experienced individual looking to take this charming village pub.

Trade Areas

The pub has three separate areas, the main bar with log burning stove that currently is home to a pool table and has approx. 18 covers. The restaurant / dining room with another 18 covers and a conservatory which has capacity for a further 20 covers. Fully fitted trade kitchen

External Areas

The Sam's Rest has further seating in the garden for approx. 40 Car parking for 10 and a covered smoking shelter, additional parking is also available on the roadside. There is also a small private garden.

Domestic Accommodation

Accessed internally from the trade kitchen the accommodation consists of 2 double bedrooms, Lounge and bathroom and WC with shower over.

There is also a private external entrance.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£3,500
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£16,500

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