

Samuel's Rest
Upper Church Road,
Shedfield Southampton
SO32 2JB

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Introduction

The Samuel's Rest is in the village of Shedfield in Winchester, directly opposite Shedfield recreational ground. It is within easy reach of the cities Southampton and Portsmouth. Locally the pub has a reputation for great wholesome pub food, and it benefits from an exceptionally large garden that can be utilised for outdoor events, family fun days and fund raisers.

Trading Potential

The Samuel's Rest benefits from its prominent location. The pub provides the recreational ground opposite a place to enjoy a beverage or bite to eat after events and sports. Just a short walk away is a large hotel, popular for weddings, guests from the hotel frequently visit the pub for food and drinks. The outside space is a huge advantage, it provides additional business opportunities and assists in making it a great destination for customers to enjoy good quality pub food whilst exploring the beautiful surrounding cities and villages.

New Business Partner Profile

The new business partners here will ideally have great communication skills 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 a fully fitted trade kitchen and three separate areas with a total of 64 internal covers, the main bar with log burning stove, the dining area, and a conservatory, currently home to a pool table.

External Areas

The Sam's Rest has further seating in the garden. The gravel area has space for approximately 60. There is a large grass area beyond the gravel which is not being used for seating at this present time. There is a covered area currently used for a smoking shelter and a car park for 10 with additional parking available on the roadside.

Domestic Accommodation

Accessed internally from the trade kitchen the accommodation consists of 2 double bedrooms, Lounge and bathroom and WC with shower over. It does also have a private external entrance and small private garden.



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

For further details, please email: tenantrecruitment@wadworth.co.uk