

The Lion

39 West St, Newbury RG14 1BD



Introduction

The Lion Inn is located within walking distance to Newbury town centre, Newbury Racecourse. Newbury train station is just half a mile away and offers easy reach to London in just under an hour. There is an abundance of public parking with over 500 spaces within walking distance from the pub.



Trading Potential

The Lion Inn is a traditional town pub which has a focus on cask ale, good hearty food, live music and sport. The pub currently houses 2 pool teams and holds regular quiz nights. There is potential to build on the current food trade by extending food serving times and introducing a "Unique Selling Point" to the menu. Daytime trade from the local businesses is currently un-tapped.

New Business Partner Profile

The new business partner will ideally have catering knowledge and the relevant skills to reintroduce and market a new food offer. The site has a long history of serving great cask ale, so a passion to maintain and dispense quality cask ales is a must. The Lion is also known for Live Music and showing sporting events, so a knowledge in these areas would be an attribute.

Trade Areas

The horseshoe bar occupies the middle of the pub creating an open bar feel. There are 50 covers inside with a further 20 more in the outside drinking area. The snug area is positioned close to the bar servery and can accommodate small parties of up to 14 people. The customer toilets, along with a disabled toilet, are situated near to the entrance from the outside area and offers easy access.

Domestic Accommodation

The domestic accommodation is on the first floor and comprises of two double bedrooms, living room and a bathroom.



Capital Required

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| Fixtures & Fittings estimated to be | £15,000 |
| Stock estimated to be | £4,000 |
| Security Deposit | £8,000 |
| Minimum working capital required | £6,000 |
| Total (circa) without fixtures & fittings | £18,000 |

For further details, please call 01380 732216 or Email: recruitment@wadworth.co.uk

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