

Wellesley Arms

Sutton Benger Chippenham SN15 4RD



Introduction

The Wellesley Arms is in the village of Sutton Benger, just 5 miles from the bustling historic market town of Chippenham in Wiltshire and a short distance from the M4 motorway.

This stunning stone building is a very popular destination for diners and drinkers alike.



Trading Potential

The Wellesley Arms was refurbished just 3 years ago, is a stunning stone building with all the characteristics of the traditional pub, wood floors, open fires and log burners.

This site also benefits from a skittle alley / function room and a large trade garden with children's play area which can be utilised for outside functions.

New Business Partner Profile

Ideally the new Business Partners here will have the catering skills to develop on an already solid business, a passion for maintaining and delivering quality cask ales with excellent customer service, with the ability to interact and become a key factor within a rural community by making the pub the hub of the village.

Trade Areas

The pub is accessed from the front or rear of the building and has a single bar which overlooks the main dining area (44) with log burning stove, the main bar area has seating for drinking or dining. The old public bar has seating for circa 16 covers (Covid) and can be used as a private dining room.

External Areas

To the front of the pub are benches and the car park is between the pub and skittle alley with additional parking to the rear near the large garden and children's play area. The cellar is housed in the large garage building with ample storage space.

Domestic Accommodation

The accommodation has two entrances both from within the pub and comprises of 5 double bedrooms 1 with an en-suite, lounge kitchen and shower room



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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