



COACH AND HORSES

**39 Winchester Street,
Salisbury, Wiltshire SP1 1HG**

- Close to main shopping centre refurbishment available
- £500,000 projected turnover
- Substantial trading area
- Food opportunity
- Separate function room
- Great beer garden
- Alfresco dining

Ref: 360

£16,000

£16,000 the minimum cash needed to secure this business. This will include the purchase of stock. Fixtures and Fittings will be purchased over a period of time.

For further information please call:
Bruce Sprosen on **07467 947296**

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

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LOCATION

Coach and Horses is a great local just off the market square of Salisbury in Wiltshire and only five minutes from the main shopping centre.

THE BUSINESS PREMISES

This is a very attractive pub with lots of character and warm ambience with open fires.

The pub benefits from great local demographics featuring a high proportion of well-off families and retirees.

Main Entrance Vestibule

Internally, the pub provides a substantial trade area. Downstairs, there is a one bar operation with well-equipped catering kitchen.

Upstairs, there is a large function room that can seat up to 50 people.



PRIVATE ACCOMMODATION

The private accommodation at Coach and Horses consists of a good sized three bedroom flat, lounge, en-suite bathroom and kitchen.

OUTSIDE

Externally, there is a very attractive pub with lots of character and excellent kerb appeal. There is a great beer garden with alfresco dining that is popular in warmer months.





THE BUSINESS

The outlet reflects the "great pub great food" pub offer with currently a 50/50 split. Recent trade has been between £8,000 and £9,000 per week, we are unable to warrant these trading figures.

TENURE

The property is available on the basis of a brand new tenancy. The property is free of tie on wines and spirits.

Target rent post development is in the region of £42,000.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.

