



Check Inn
79 Woodland View
North Wroughton
Swindon
Wiltshire
SN4 9AA

MINIMUM CAPITAL REQUIRED c£40,000

Viewing

By appointment only, please contact Lucy-marie Sherfield on 020 8996 2100. However, an initial discreet viewing as a customer is recommended.

Location

A traditional public house set back from Croft Road giving easy access to the M4 and a few miles south of Swindon Town Centre.

Description

Large one bar pub with restaurant area to side. Well know for cask ales and good home cooked food. The Check Inn benefits from letting three well-maintained bedrooms. It has a large garden to the rear with scenic views and an enclosed patio garden to the front of the pub.

Trading Area

Bar – Central bar servery. Wooden floor to bar area and flagstone surrounding real open fire. Light décor throughout. Ladies and Gent toilets. Mixture of tables and chairs plus Chesterfield. 30 covers.

Dining –30 covers, gas fire feature, ladies and gents toilets and door leading to bedrooms and rear garden. Central heating throughout with real fires in bar. Front and rear entrance.
Well-equipped trade kitchen on ground floor.

Letting Accommodation

3 Letting Rooms – Double, Twin and Family all with private bathrooms and all well maintained.

Private Accommodation

3 Bedrooms, Lounge, Kitchen, Bathroom and Office area.

Outside

Large car park for 30+ vehicles to rear of pub, 5 picnic benches, scenic views. Entrance to dining area.

Good sized patio area to front of property with 8 sets of tables and chairs.

Trade

	Beers (Brls-36gal)	Wines (Ltrs)	Spirits (Ltrs)
2009/10	153	44	29
2008/09	150	241	22
2007/08	241	833	54

Licence Details

Sale by Retail of Alcohol:

Sunday – Thursday 10:30 – 00:00
Friday – Saturday 10:00 – 01:00

Regulated entertainment:

As above except live music and karaoke:

Everyday 10:30 – 23:30

Services

All mains services are connected. Gas fired central heating.

Rates

Rateable value £29,250 (estimate)

Fullers Tenancy

The property is to be let on a new three year and is Landlord and Tenant Act protected. Rent Negotiable, subject to a three-year review pattern and annual increases in line with the Retail Price Index. There is a full tie on all wet products. Machine income is shared 50/50 between the tenant and Fuller's. A Security Deposit of £8,000 is required and is included in the capital required figure. The tenancy has no minimum purchase requirement and no volume penalty. Further details will be discussed at interview.

Applicant Procedure

Applicants are required to complete and return a Fuller's Application Form. A business plan, cash flow forecast and evidence of funding will be required at interview.



For further information please contact Lucy-marie Sherfield on 020 8996 2100

Quality Service and Pride

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