



MILL, DUNSTAN PARK THATCHAM, RG18 4QH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,250

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

We have unlocked the potential of The Mill after a significant investment and are now looking for a passionate and experienced licensee who shares our vision for this stunning community pub located on the outskirts of the affluent Berkshire market town of Thatcham, just 3 miles away from Newbury. Thatcham straddles the River Kennet and Avon Canal and is served by Thatcham railway station on the line between Reading and Newbury, making it an easily accessible location. The pub itself is situated on a busy roundabout on the edge of the town in a densely populated area adjacent to a shopping centre with no direct competition. The pub possesses all of the amenities required for a multi-income stream, high turnover operation, zoned trading space, a well equipped commercial kitchen, ample car parking and a large beer garden.

Pub Layout

The pub is purpose-built; modern single storey building, built to serve the local community. Internally, it is beautifully decorated, warm, and welcoming with a spacious open plan bar area. The bar is the central point of the pub, serving the various zones – making this the perfect local for all occasions, be it drink or a food driven visit. The thoughtful layout means the captive audience is huge, with plenty of space to catch up with friends – whether having a bite to eat or a drink, play darts or pool, watching the match or enjoying the weekend entertainment. In addition to the car parking, there is an overflow car park via the shopping precinct, which can come into use if required. The spacious commercial kitchen, which is used for lunchtime and evening traditional food menu, can easily support functions, parties, delivery offer – on top of the core offer. Externally, there is plenty of outdoor space to hold a variety of events in the warmer months such as BBQs and beer festivals.

TRADING STYLE

The Mill offers an excess of 70 internal covers, with a similar capacity externally. The potential here is huge, due to the multiple income streams. However, the skill of the licensee will be key to marketing, driving and exploiting all these income drivers.

ACCOMODATION

Private Accommodation

The private accommodation offers spacious 3-bedroom accommodation, alongside a lounge, kitchen, bathroom and office.

FINANCIAL

Weekly Rent: £480.77

Estimated Annual Turnover*: £361,939

Security Deposit: £6,250

Working Capital: £4,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen

BDM VISION

We are looking for an experienced and commercially driven licensee, who will enjoy engaging with the vibrant local community. They will have clear plans and vision for this business which must be demonstrated by way of a business plan. Our vision, is that this pub should be the home from home for the local community with strong reasons to visit, a strong rhythm of the week and a compelling food offer – including a famously traditional Sunday lunch offer.



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