



## GRAPES, MELKSHAM

MELKSHAM, SN12 6LE

**AGREEMENT TYPE:**  
OPERATOR MANAGED

**YOUR INVESTMENT:**  
£2,000

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Grapes is located in the charming market town of Melksham, Wiltshire and has a population of around 30,000 and is well connected by road and rail, The A350 runs through the town, providing North-South road links and it is also on the transwilt rail line. The Grapes has a history intertwined with the towns oldest buildings and brewing heritage, its been part of the towns fabric for a long time, its believed that the Grapes used to be used as a courthouse and magistrates meeting rooms and dates back to around 1839. Melksham offers a variety of amenities including shops, bars & restaurants and schools.

#### **Pub Layout**

The Grapes underwent a full refurbishment in late 2023 and has been maintained to a high standard ever since. Conveniently located just off the town's high street, the pub welcomes you into a bright, open-plan bar area. There is a spacious bar servery with a mix of fixed and loose seating on either side. Multiple TV screens throughout the pub provide the perfect spot to catch all the live sporting action. For those seeking a more relaxed experience, there are also booth-style seating areas ideal for quieter drinks. Towards the rear of the pub, you'll find a dedicated darts area, complete with an oche, poseur tables, and stools—perfect for friendly competition. From here, guests can access the outdoor courtyard, a fantastic space for sunny days with ample seating and a covered section to enjoy the outdoors, whatever the weather.

### TRADING STYLE

The Grapes already has some strong foundations in place – a known name great for sports and live events, and a central location. With the right person at the helm, it could be the place to watch the match, party at weekends, or chill after work. The pub boasts a varied product range featuring a great selection of category-leading products, complemented by numerous regular weekly promotions, ensuring customers receive exceptional value for their money. Pay day parties are popular with different themed events complimented by competitive pricing they make a great night out! Were looking for someone dynamic and driven who can match the energy of the town and turn the pub in to the best late night venue and the chosen pub for locals and visitors alike.

### ACCOMODATION

#### **Private Accommodation**

The accommodation comprises of two bedrooms, a large living room which has been used as an additional bedroom where needed, kitchen and bathroom.



Community  
Local



Live Music



Sports Teams



Beer Garden

## FINANCIAL

**Security deposit:** £2,000

**Estimated Annual Turnover (Net):** £416,000

These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only.

**No rent applicable on this agreement**

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock, public liability and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **7 Steps to Sales Success Training Programme.** Held online over two days, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

## BDM VISION

Terrie Spratt, Business Development Manager is seeking a bold, energetic and charismatic operator- someone who thrives in a fast-paced environment and knows how to put on a show. You should have a love for live sports a keen understanding of the late-night crowd, and the creativity to deliver a packed calendar of engaging events. You will need to be confident in leading and building a great team, setting high standards and creating a pub that is always clean, safe, welcoming and full of atmosphere always, above all you must be obsessed about community and all the great things you can expect comes with being part of that.



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