



LONDON ROAD INN, CALNE

CALNE, SN11 0AD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The London Road Inn is a welcoming and characterful pub situated on the busy main road (A4) of London Road in the historic market town of Calne, Wiltshire. Nestled in the heart of the North Wessex Downs, an area of outstanding natural beauty, the pub is surrounded by stunning countryside, scenic walking routes, and nearby landmarks like the heritage site of Avebury. This charming setting enhances the pub's friendly and relaxed atmosphere—ideal for enjoying a refreshing drink, whether soaking up the sunshine in the garden or getting cosy inside on a chilly evening. With all the key local amenities close at hand and its prominent roadside position, the London Road Inn also benefits from excellent visibility and a reliable flow of passing trade.

Pub Layout

The pub occupies a prominent end-of-terrace corner plot, with convenient on-street parking available nearby. It benefits from two separate entrances: the main front door opens directly into the primary trading area, which features a single bar serving all sections of the venue. Alternatively, access via the side entrance leads into a raised area at the rear of the trading space, formerly a skittle alley, now stylishly refurbished to offer additional seating for guests. At the back of the property, there is also a dedicated sports/function room, regularly used by the local community. Outside, to the rear, a spacious outdoor area includes a raised patio and further space ideal for drinking and socialising during the warmer months.

TRADING STYLE

The London Road Inn is a well-loved community pub, popular with locals of all ages and home to established darts teams and regular entertainment. The pub offers a strong drinks range, including a quality selection of cask ales, served from two traditional hand pulls. Regular events such as live music and themed nights help create a lively and welcoming atmosphere, encouraging repeat visits. The spacious outdoor area is a key highlight, offering the perfect spot for socialising during the warmer months and adding to the pub's broad appeal.

ACCOMMODATION

Private Accommodation

The private accommodation is spread over two floors above the pub and consists of three bedrooms, kitchen, bathroom and living room.

FINANCIAL

Annual Rent: £26,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

Business Rates: Low Business Rates. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

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.



Community
Local



3+ Private
Bedrooms



Cask Ale



Sports Teams



Beer Garden

BDM VISION

This is a fantastic opportunity for either an experienced licensee or someone new to the trade who has the passion and drive to make a real impact. While prior experience is certainly welcome, it's your enthusiasm, vision, and commitment that will truly set you apart. Local knowledge would be a definite advantage, but it's not essential. We're looking for someone ready to take the reins of this well-established pub and lead it into its next exciting chapter. There's real potential here to introduce a simple yet appealing back-bar food offer, host regular community and live events, and strengthen the pub's role as a vibrant hub for local sports fans. A standout feature of the venue is its status as the only pub in town with a beer garden—a major asset during the busier, warmer months. With the right approach, this space can become a central part of the pub's offering and a real driver of growth.



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