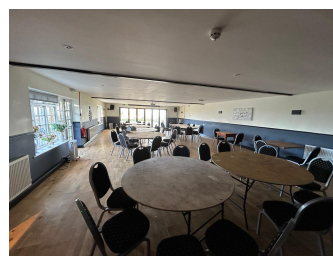




Windwhistle, Chard

Cricket St Thomas, TA20 4DQ

ST AUSTELL
EST. BREWERY 1851



RENT £64,170

Location: Situated opposite the Cricket St Thomas Estate including Warner's Hotel and Hoseason's Swandown Lodges the Windwhistle provides the ideal large destination food led site on the main A30 between Chard & Crewkerne

Internal Trade Areas: The Windwhistle 4 main internal trade areas all separately zoned from each other including a bar restaurant, restaurant area, large function room and conservatory area. There is a large trade kitchen with a carvery area in from of it

External Trade Areas: Externally the Windwhistle has a beer garden with pods, an outside bar and a patio area giving ample outside space during warmer weather. There is also a half courtyard area and a children's play area

Private Accommodation: The private accommodation has three bedrooms, one lounge, a bathroom and kitchen

New Publican Profile: The ideal candidate will have food destination experience at scale ideally with a carvery operation and have great team leadership and organisational skills. Marketing is also key at the destination site

BDM Comments: The Windwhistle has a Marriage and Civil partnerships Licence and it may be possible for a new operator to take this over subject to local authority approval. For this there is an ideal sized large function room and patio area

Estimated Food Turnover Breakdown

Liquor = 40%
Food = 60%
Accommodation = N/A

Rates

Rates payable TBC

Likely Ingoing

Deposit 25% of rent

Fixtures & Fittings approximately £5500 subject to independent valuation

Stock & Glassware approximately £2000 subject to independent valuation

Total approximately £TBC

We are willing and able to assist with funding those eager to start their own journey. You add the talent and drive, and we can help with the finance.

Trade	Jan-Dec 2021	Jan-Dec 2022	Jan 2023 Dec 2023
Barrels of Draught Beer & Cider	tba	tba	tba
Litres of Minerals	tba	tba	tba
Litres of Wines & Spirits (inc. PPS)	tba	tba	tba

*Please be aware that the trade figures quoted have been affected by the recent Covid pandemic.

For further enquiries please see contact details below:

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Visit www.staustellbrewery.co.uk/tenancy-vacancies to see our current St Austell Brewery and Bath Ales vacancies. Viewings arranged only after initial interview.