

## Old Bell Hotel

42 Market Place, Warminster, Wiltshire, BA12 9AN



**For Sale Freehold Licensed Premises**  
**Guide Price: £975,000 plus VAT**  
**Sole Selling Agent**

- Prominent Grade II listed pub fronting Warminster High Street
- Benefit of 15 en-suite letting rooms and further private accommodation
- Average turnover of £853,430 per annum (net of VAT) in years 2017-2019
- Recently refurbished trade areas and lettings rooms

# Old Bell Hotel

42 Market Place, Warminster, Wiltshire, BA12 9AN

**For Sale Freehold Licensed Premises**  
**Guide Price: £975,000 plus VAT**  
**Sole Selling Agent**



## Location

Warminster is a Wiltshire market town located approximately 17 miles south east of Bath. The town benefits from nearby tourist attractions such as Longleat Safari Park and Center Parcs Longleat Forest. The hotel is situated in the town centre and fronts the High Street/Market Place comprising a mix of national/independent retail operators, cafés and pubs.

## Accommodation

The Old Bell Hotel is a Grade II listed three storey property of stone construction with painted elevations and Doric arcade archways. To the rear there are two storey additions forming an enclosed courtyard. The ground floor comprises two recently refurbished and redecorated bar areas. The first floor comprises a large function room with a separate bar, 10 en-suite letting rooms and a manager's flat comprising of two bedrooms, lounge, kitchen, bathroom and WC. The second floor comprises a further 5 en-suite letting rooms and can be accessed via two staircases leading from the first floor. Ancillary trade areas include three sets of customer WC's with one disabled WC, ground and first floor catering kitchens, office, beer cellar and a number of stores. Externally, there is an enclosed central courtyard used as a beer garden for circa 50 covers. The pub also has occupies a car park for circa 15 vehicles which is held on a leasehold basis.

**The property has a ground floor Gross Internal Area approximately 6,700 square feet and sits on a plot of circa 0.21 of an acre. The separate car park measures 0.11 of an acre.**

**The Old Bell Hotel presents a rare opportunity to acquire the freehold of a recently refurbished licensed pub/hotel fronting Warminster High Street. The site has traded at a high level in recent years and would suit a national, regional or local licensed operator.**



☎ **01225 789 343**

The Bank, 18 Newbridge Road, Bath BA1 3JX  
bath@jamesabaker.co.uk www.jamesabaker.co.uk

# Old Bell Hotel

42 Market Place, Warminster, Wiltshire, BA12 9AN

For Sale Freehold Licensed Premises  
Guide Price: £975,000 plus VAT  
Sole Selling Agent



01225 789 343

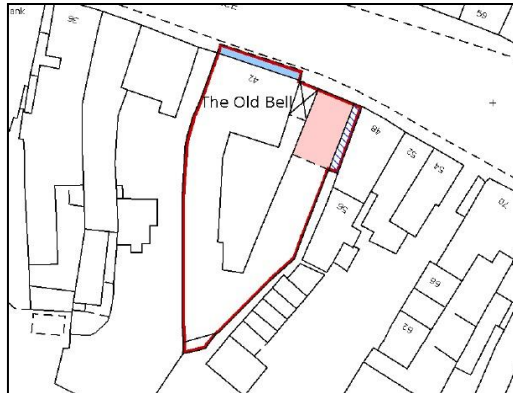
The Bank, 18 Newbridge Road, Bath BA1 3JX  
bath@jamesabaker.co.uk www.jamesabaker.co.uk

# Old Bell Hotel

42 Market Place, Warminster, Wiltshire, BA12 9AN

**For Sale Freehold Licensed Premises**  
**Guide Price: £975,000 plus VAT**  
**Sole Selling Agent**

**Hotel - Freehold**



**Car Park - Leasehold**



## General Information

### Rating

The current Rateable Value is assessed at £71,250. The Coronavirus business rates relief applies to this property meaning business rates are not payable for the 2020-2021 tax year with extensions.

### Licences

It is understood that the property currently possesses a Premises Licence.

### Plans

Licensing plans are available to seriously interested parties only.

### Services

We are verbally advised that all mains services are connected to the property.

### Trading

The premises is currently closed for trading.

	2016/17	2017/18	2018/19	Average
<b>Total Sales (£)</b>	911,445	901,464	746,882	853,430
<b>Barrelage</b>	374	395	300	357

### Tenure

The property is being sold freehold with vacant possession. The car park is held on a leasehold basis by way of a 15 year lease at a passing rent of £12,500 per annum. The lease will be transferred to the new owner as part of the sale. Please see the attached freehold and leasehold plans for reference.

### Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### Energy Performance Certificate

This property is Grade II listed and therefore an EPC is not provided.

### VAT

VAT will be applicable on the sale of this property.



☎ **01225 789 343**

The Bank, 18 Newbridge Road, Bath BA1 3JX  
bath@jamesabaker.co.uk www.jamesabaker.co.uk

# Old Bell Hotel

42 Market Place, Warminster, Wiltshire, BA12 9AN

**For Sale Freehold Licensed Premises**  
**Guide Price: £975,000 plus VAT**  
**Sole Selling Agent**



## Agent Details

For further details please contact



**Charlie Noad BSc (Hons)**  
**Surveyor, Bath**



**07780599698**



**charlie@jamesabaker.co.uk**

### Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

[www.jamesabaker.co.uk](http://www.jamesabaker.co.uk)



**01225 789 343**

**The Bank, 18 Newbridge Road, Bath BA1 3JX**

**bath@jamesabaker.co.uk www.jamesabaker.co.uk**

**Viney Ltd Reg No 04515765. Registered in England and Wales.**

**Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133**