

# The Antrobus Hotel

15 Church St, Amesbury, Salisbury SP4 7EU

Colliers



- 17th Century town centre Coaching Inn
- 19 en suite letting bedrooms
- 0.57 acre site – development potential STPP
- Close proximity to Stonehenge

**£1,450,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

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# The Antrobus Hotel, Amesbury



## Introduction

It is widely understood that the property has traded since the 17th Century and was acquired by the vendors some 15 years ago. The property has a considerable history and has even been visited by the Beatles.

## Location

Amesbury is known as the oldest continuously inhabited settlement in the UK, Stonehenge is an enormous attraction and is located within the same parish. The site attracted just under 1.4million visitors in 2016. The town also sits on the A303 which is an important arterial route to the West Country.

The property is located on Church Street on the eastern edge of the commercial centre of the town. The surrounding properties principally comprise of a mix of period and modern properties providing commercial units alongside residential flats and houses. Opposite is a pay and display car park.

## The Property

The property comprises a pair of two-storey mid-terrace buildings part over basement which date from the Georgian period together with a two-storey former stable block to the eastern end which have been extended over time.

Internally the hotel provides 19 en suite bedrooms together with a bar, restaurant and

function space supported by ancillary accommodation. Externally to the rear, there is a landscaped garden with further function space.

The property trades as the Antrobus Arms Hotel, a long established independent 3- star hotel offering good bed and breakfast accommodation alongside a bar and function space with the restaurant operated by third party under an informal agreement providing Thai cuisine.

## Public Areas

Upon entry from the front of the building there is an entrance hall which is finished with tiled floor, plastered and painted walls and high ceiling with mounted lighting. To the front stairs lead up to the first floor whilst to the rear there is a wooden framed reception desk with armchairs and small table adjacent.

Male and female WC facilities are located off the entrance hall to the west.

Off the entrance hall to the east at the rear of the ground floor is a lounge which is with wooden flooring, a mix of plastered and painted and papered walls and plastered and painted ceiling with mounted lighting which benefits from a fireplace and is furnished with sofas, armchairs, coffee tables and wall mounted TV.

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## Bar & Restaurant

To the front of the ground floor accessed off the entrance hall to the east is the hotel bar which is principally finished with carpet and plastered and painted walls and ceiling with mounted lighting except for an area of vinyl flooring to the front and rear of the bar servery and feature brick wall to the elevation behind the bar servery.

The room is furnished with a mix of perimeter banquette seating and wooden tables, chairs and high stools and benefits from a fireplace and wall mounted TV whilst along the eastern elevation is a wooden framed bar servery with back bar service and display area which has bottle fridges.

To the rear of the bar servery there is a bar storeroom which has a similar finish except for non-slip flooring and is fitted out with a sink unit and range of shelving units.

To the rear of the entrance hall reception area, is the breakfast dining room which is finished with tiled flooring and plastered and painted walls and ceiling with mounted lighting and fitted out with metal framed tables and chairs as well as service tables and sideboard.

Off to the west of the entrance hall is a large dining room which is used as a Thai restaurant by a third party on an informal

agreement. The space is finished with wood flooring, a mix of plastered and painted and papered walls and papered ceiling with mounted lighting and fitted out with a range of wooden tables and chairs. To the front end there is a small wooden bar/servery counter together with shelving unit.

## Letting Bedrooms

The hotel has 17 bedrooms located over the first and second floors of the main buildings and stable block, all of which have en suite facilities and principally laid out as doubles with a small number of twin and family rooms. Two rooms on the second floor are used for staff accommodation.

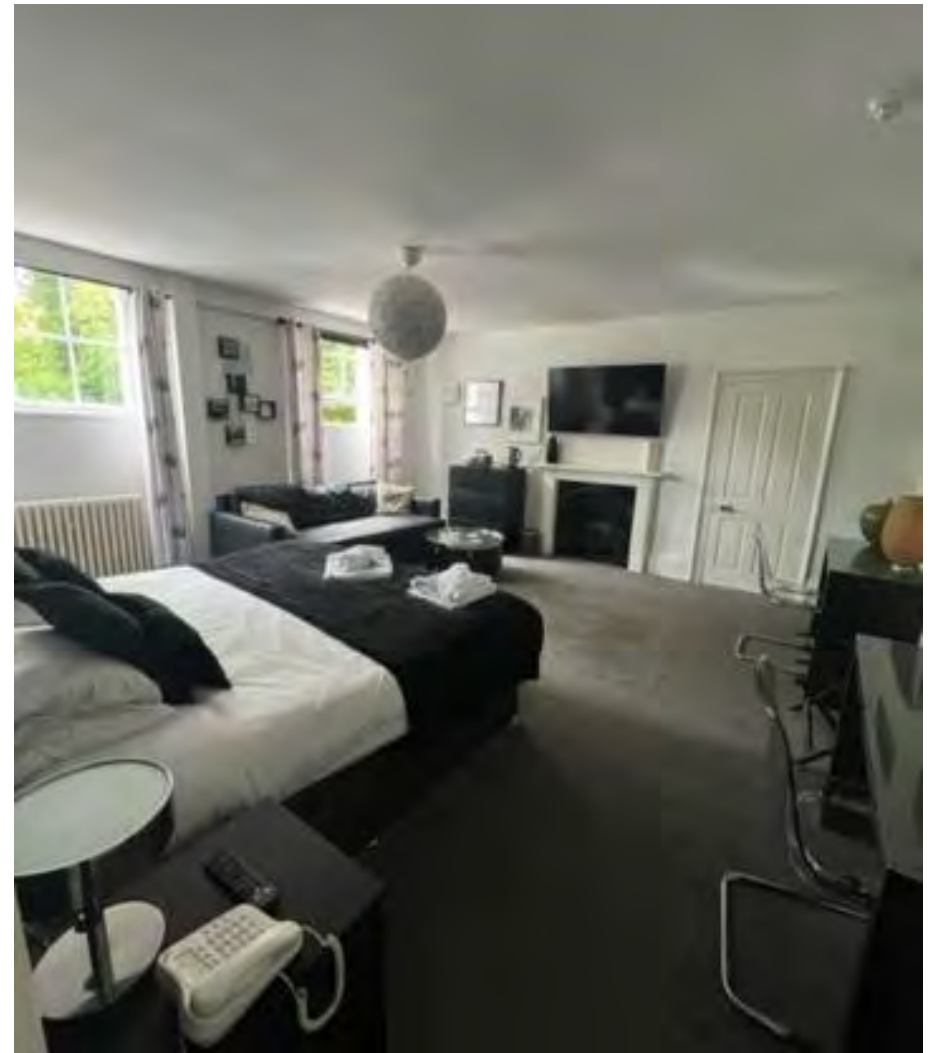
The rooms are finished with carpet, plastered and painted walls and ceilings with mounted lighting and are furnished with a mix of divan zip & lock beds, armchair, desk with chair, wardrobe, wall mounted TV, direct dial telephone and tea and coffee making facilities. The Beatles suite also benefits from sofa and fireplace.

The en suite facilities comprise of either shower over bath or standalone shower, hand basin and WC and are finished with non-slip flooring, tiled walls and plastered and painted ceiling with mounted lighting and ventilation.



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## Ancillary Areas

Adjacent to the west of the restaurant dining area is the hotel kitchen which is 'L-shaped' and finished with no-slip flooring, tiled and plastered and painted walls and plastered and painted ceiling with mounted lighting and has commercial fit out including an extraction system and catering equipment. A small store with shelving is located off to the rear.

The hotel office is located to the front of the western section of the ground floor and is finished with carpet and plastered and painted walls and ceiling with mounted lighting and fitted out with office furniture and equipment.

At the western end of the ground floor there is a bedroom with en suite bathroom which is occupied by staff. To the eastern end of the ground floor of the main buildings and stable section there is a beer cellar and linen store which are both finished with concrete floor, painted bricks and plastered and painted ceiling and fitted out appropriate for use.

The basement areas under the eastern end of the ground floor of the main buildings which are accessed from the courtyard provide a series of additional storage areas which have a similar finish to the beer cellar and linen store.

On the second floor there are a series of rooms including a bathroom that was used

for staff accommodation but are currently vacant.

## External Areas

To the rear of the buildings there is a landscaped garden with a paved terrace area immediately to the rear of the lounge area of the building which has metal framed garden furniture and which benefits from a number of structures.

To the rear of the garden there is a wooden Arbor structure with pitched felt tile roof. The space is furnished with wooden tables and banqueting chairs and benefits for being licensed for weddings.

To the rear of the western end of the buildings there is a large wooden platform on which a marquee is erected which is furnished with a range of round tables and banqueting chairs. A wooden framed gazebo structure with roof covering is connected to the north-western corner. This is used as a service and bar area.

At the eastern end of the buildings there is enclosed courtyard between the main section and the stable block which can be accessed from the street by wooden gates and is finished with concrete and brick tiling. The area is used for storage with open ground floor sections with brick tile flooring and wood panelling.

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## Business

We are informed the trading accounts for the years ended 31st March 2022 showed total revenue of £390,760. Further accounting information will be made available, with the vendors permission, upon request.

The website for the business is: <http://antrobushotel.co.uk/>

There is considerable scope to redevelop the building (subject to the necessary consents), the world heritage site of Stonehenge is in close proximity as is the A303 – a substantial scheme to redevelop this road has just been approved providing substantial opportunity for many years of commercial custom.

The restaurant is also not currently not run in house but leased to a third party on an informal arrangement so there is further scope to develop the business by bringing this back in hand. The above figures do not include restaurant income/rent.

## License

We are informed that a premises license is held and that the following activities are permitted:

Activity	Times
Opening Hours	Monday to Sunday 11.00am to 00.30am
Sale of Alcohol (on and off premises)	Monday to Sunday 11.00am to 00.00am
Late Night Refreshment (indoors)	Monday to Sunday 11.00am to 00.00am
Recorded Music, Live Music, Dance	Monday to Sunday 11.00am to 00.00am

The Licence is subject to the following conditions:

- Live/recorded music to cease in the garden at or before 00.00am
- Premises limited to maximum occupancy of 210 persons.

A wedding license is also held.



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## Services

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

The property benefits from gas fired hot water and central heating systems to wall mounted radiators, wall mounted air conditioning units and electric radiators and a fire alarm system with ceiling mounted smoke detectors.

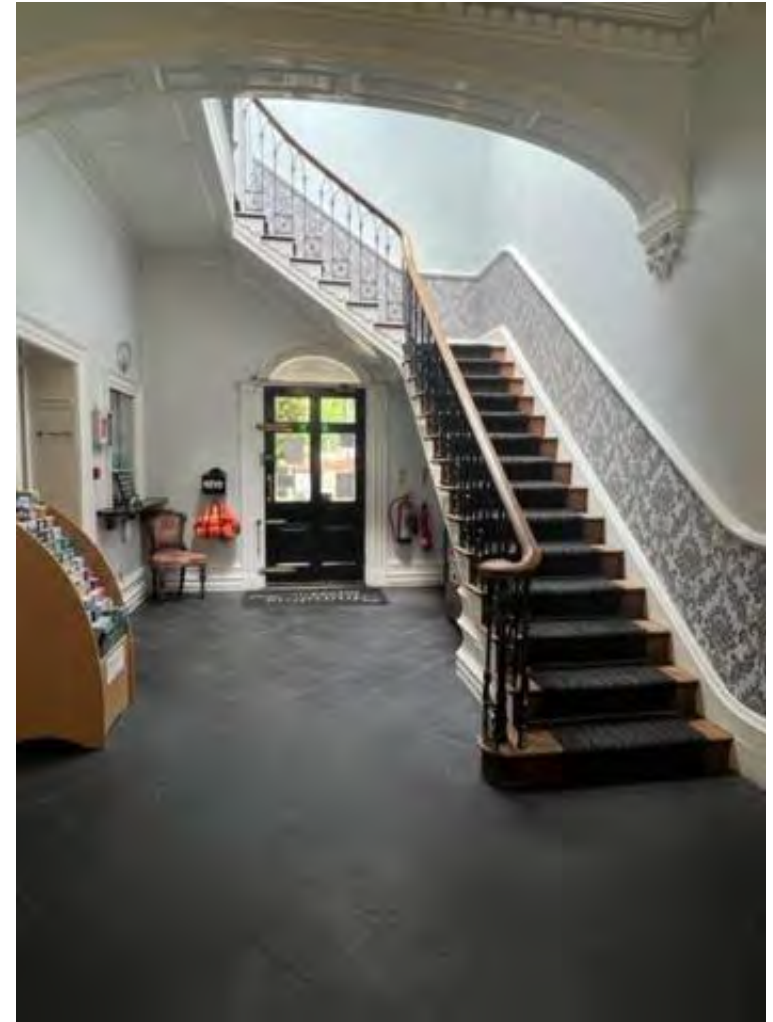
EPC – D (needs renewal)?

## Price

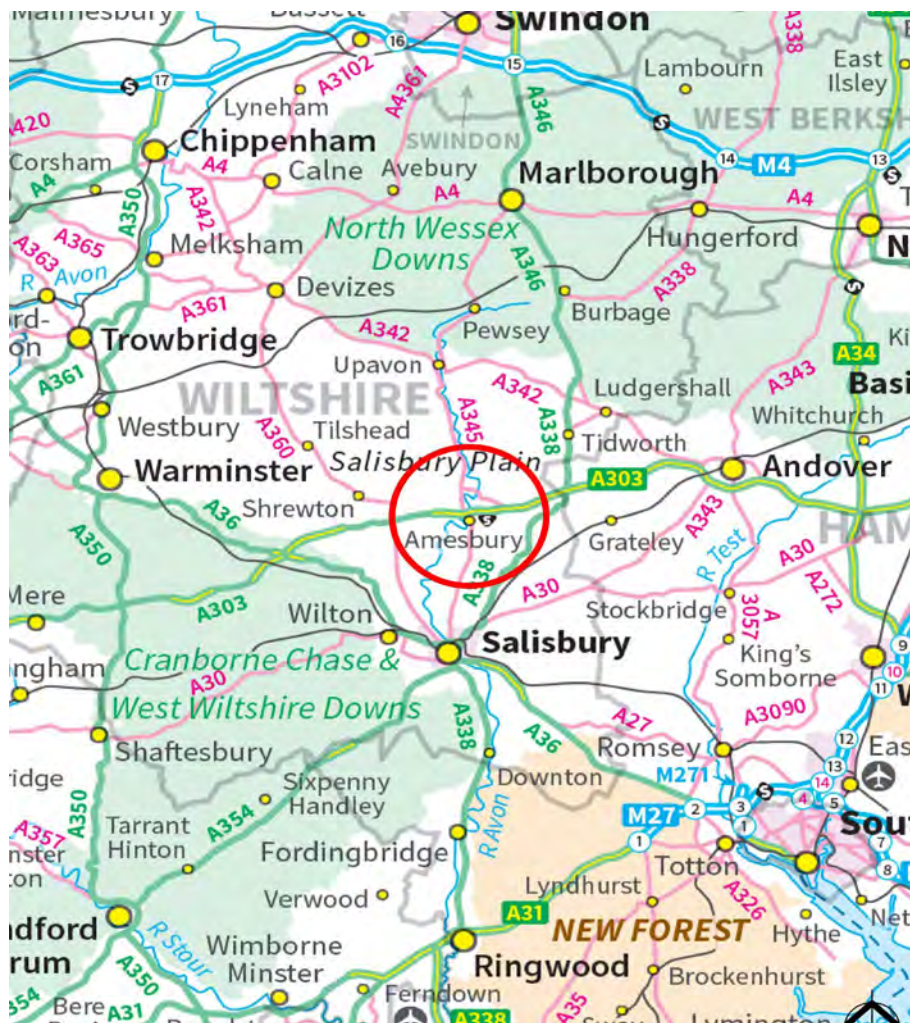
£1,450,000 is sought for the freehold property complete with goodwill and trade contents (subject to inventory) but excluding personal items. Stock at valuation in addition.

## Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.



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## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

## Directions

Amesbury is located on the main A354 Salisbury to Marlborough road with Salisbury about 8 miles to the South and Marlborough approximately 19 miles to the North.

## For further information, contact:



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