



The Three Tuns

Ref: 3451432

1 High Street, Great Bedwyn, Marlborough , Wiltshire,
SN8 3NU

Freehold: £545,000

Leasehold: £60,000, Annual Rent: £40,000

Detached 18th century Inn on corner site

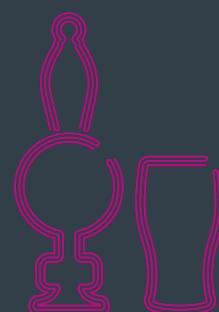
Rail link to London near Kennet & Avon canal

Net sales £406,698 for Y/E 31/3/2020

Recently lapsed PP for function room & bar

Self-contained 3 bedroom owners accommodation

Garden with Marquee space, EPC rating D



Description

The detached two storey building is believed to date back to 1756 when we understand it was converted from the village bakery and cottage into an inn. This is evident from the bread oven, exposed timbers and open fireplaces, still featured within the pub.

As a result of Covid-19 to provide more dining space, our clients decided to rent a marquee which has direct access into the rear restaurant area of the pub, this could be replaced subject to the normal planning consents, by a more permanent structure such as a conservatory which will increase capacity year round.

Alternatively additional dining space could be increased by relocating the toilets and taking out the space behind the bread oven.

Location

The Three Tuns is the only pub in the highly regarded village of Great Bedwyn in Wiltshire. There are a number of reasons why Great Bedwyn is considered to be such a sought after area to live and work, amongst these are its beautiful countryside including the Savernake Forest and the Kennet and Avon canal that attracts visitors all year round. In the village, itself has an excellent C of E primary school, Post Office and store. The Wiltshire Cycle way runs through the village with bridle paths, public rights of way and a mainline railway station which brings weekend visitors from London, Reading and Newbury on a regular basis.

The market town of Marlborough is also renowned for its education prowess with Marlborough college and St Johns secondary school. Nearby is Wolfe Manor, Wilton Windmill, Crofton Beam Engine, which are just a few attractions close to the village. Bedwyn is also a short drive from Avebury Stone Circle, Silbury Hill, West Kennet Longbarrow and plenty of other historic locations.

The pub also draws a customer base from the nearby historic market town of Hungerford (6 miles) and those using the A4 and M4 to travel down to the West Country.



Internal Details

The main customer entrance is from the front via a lobby that opens directly into the main bar with servery to one side and a large double sided central fireplace with wood burning stove with exposed brick surround and raised hearth leading through to a more formal dining area and a sit down coffee area with soft furnishings nearest to the wood burning stove.

The Covid situation and the increase in bookings meant an additional dining facility was required to fulfill demand and a marquee was erected with direct access from the rear terrace. We understand the marquee provides an additional 40 covers.

Ground Floor

The back of house areas includes:- Ladies/disabled and gents toilets, basement beer cellar with a sectioned off wine and bottle store, Well equipped commercial kitchen with a range of stainless equipment incorporating wash up and preparation sections, utility and glass wash station with ice machine and wine fridge.

External Details

The car park is located at the side of the building accessed from a side road. A dilapidated barn had previously occupied part of the car park for which planning permission was granted for its demolition and replaced by a function and events space which has now lapsed.

The marquee is sited on the good sized grassed trade garden with picnic table seating and an adjacent boules pitch. Additional outside seating is available to the front and side of the pub.

Enclosed yard with LPG tank, oil tank, outside store with access to the commercial kitchen/utility areas.

Owner's Accommodation

The owners accommodation is of a good size and benefits from having a separate external entrance via a rear staircase. This comprises a large kitchen/breakfast room, living room, three bedrooms and a bathroom with shower.

The Opportunity

The Three tuns is currently run by a front of house manager and back of house owner and would therefore benefit from having both the key roles are taken by the new owners to save on cost and being more active by driving the business and developing new ideas.

The business has been successfully run by the current owners for the last 8 years, however, there remains significant scope to develop trade including providing an all-day trade, takeaways, local events, and beer festivals.

If the owners were planning to stay on in the business, they would look to build a conservatory, to provide extra cover space for the business, which there is strong demand for.

Planning Permissions

Application Reference 16/10017/FUL : Demolition of Dilapidated barn and erection of a replacement building for use as a function and events space. Dated 05/2017 has now lapsed.

Regulatory

Premises Licence

Trading Information

Net sales of £406,698 for the period ending 31/3/2020 with the trade split of 55% food, 45% wet sales.

Tenure

Freehold sold as a trading going concern (TOGC) plus stock at valuation (SAV).

Also available by way of a new 10 year free of tie fully repairing and insuring lease, with an annual passing rent of £40,000 (plus VAT) subject to five yearly rent reviews. A minimum of a three-month rental deposit will be required, with rent paid quarterly in advance.

Staff

One full time owner hands on in the kitchen with his partner mainly overseeing due to family commitments. A full staff list will be provided to seriously interested parties.

Fixtures & Fittings

All trade fixtures and fittings will be included in the sale price, with the exception of some person effects. An inventory to be provided by the vendors.

Business Rates

Prior to rates holiday. The rateable value was set at £19,250





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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