

# THE GEORGE & DRAGON INN

HIGH STREET, POTTERNE, DEVIZES, SN10 5PY

CHARACTERFUL PUBLIC HOUSE IN THE WILTSHIRE VILLAGE OF POTTERNE  
AVAILABLE FOR SALE FREEHOLD

**ACCOMMODATION**  
Contractors Welcome  
Tel : 01380 722139



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GEORGE & DRAGON  
INN

GEORGE & DRAGON  
WADSWORTH

TRADITIONAL  
PUB  
HOME COOKED  
FOOD  
Cook & Mrs  
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## HIGHLIGHTS INCLUDE:

- Grade II Listed pub located in the Wiltshire village of Potterne
- Characterful trade areas with traditional features
- Extensive upper accommodation including two en-suite letting bedrooms
- Large grassed trade area to the rear and car parking to the side for circa 10 vehicles
- Good sized plot of 0.45 of an acre
- Offers in the region of £395,000 plus VAT
- Alternate use potential subject to obtaining the necessary permissions

## LOCATION

Potterne is a village within Wiltshire located approximately 2 miles south of Devizes fronting the A360 which links Devizes to the city of Salisbury. The pub occupies a prominent elevated position fronting the High Street (A360). The immediate area comprises mainly residential dwellings with St Mary's Church and Potterne Cricket Club located nearby.

## DESCRIPTION

The George & Dragon Inn is a two storey detached property of red brick construction beneath a thatched hipped roof with extensions to the rear. The property benefits from characterful trade areas with traditional features, extensive upper accommodation as well as a large grassed trade area and car parking for 10 vehicles. The property sits on a plot of 0.45 of an acre.

## ACCOMMODATION

The ground floor comprises a main bar servery with inglenook fireplace and trade area for approximately 50 customers, games area comprising a pool table, darts board and shooting range and a separate dining room. The basement comprises a skittle alley and associated trade area for approximately 10 customers. Ancillary trade areas include customer WC's, commercial trade kitchen, dry store, basement cellar and wood store. The first floor comprises two en-suite letting bedrooms and manager's accommodation which comprises two bedrooms, lounge with kitchenette and a bathroom.

## EXTERNAL AREAS

The external areas comprise a patio courtyard which leads to a large grassed sloping trade area to the rear with car parking to the side for circa 10 vehicles.



## FLOOR AREAS

We understand the property has a Gross Internal Area of approximately 5,145 square feet.

## TENURE

Freehold. The land tinted brown and yellow on the title plan refer to beneficial rights of way to and from the pub. The land edged and numbered in green on the title plan has been removed.

## PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol under the following hours:

- Monday - Sunday: 10:00 - 23:59

## TRADING

The premises are currently open for trading.

## RATEABLE VALUE

2023 - £7,500.

## EPC

D-87.

## PLANNING

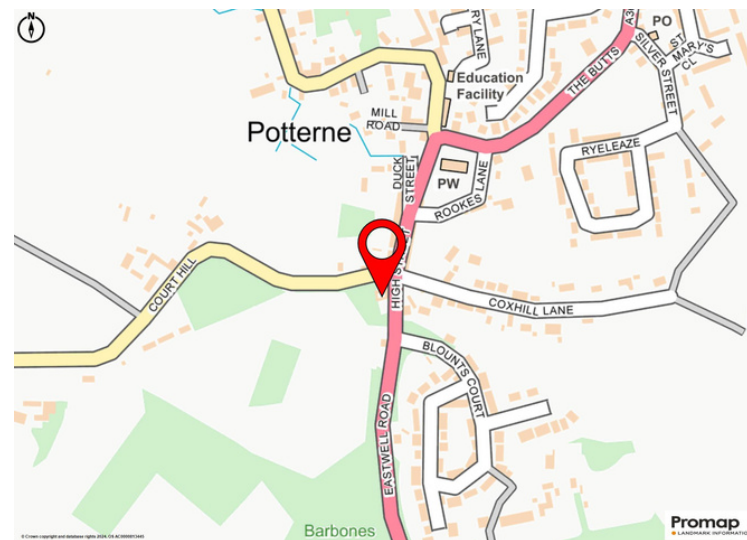
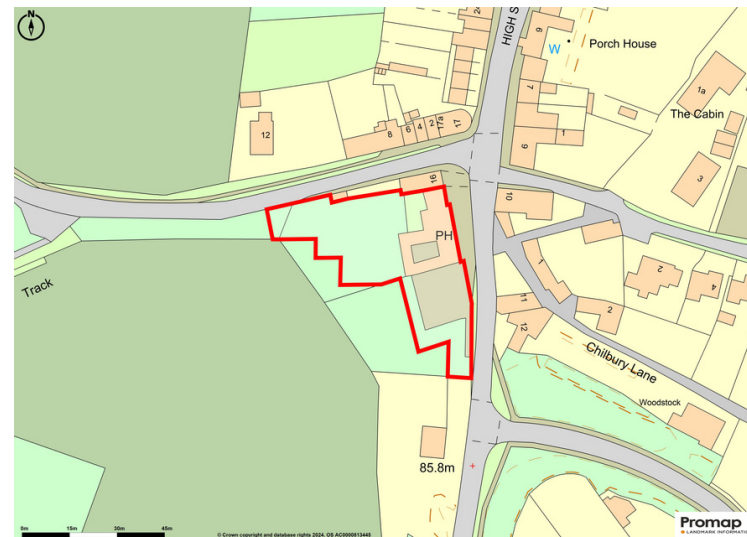
The building is Grade II Listed and is located within the Potterne Conservation Area. The property is listed as an Asset of Community Value which expires on 30th July 2025.

## FIXTURES AND FITTINGS

Trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ upon completion will be included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

## VAT

VAT will be applicable.



## SERVICES

We are verbally advised that the property is connected to mains water and electricity. The property is also served by an oil tank for heating and an LPG gas tank.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills.

## TERMS

Offers in the region of £395,000 are invited for the benefit of our client's freehold interest.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchaser will need to provide proof of identity and residence.



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