



REF: 571

The Smoking Dog
62 High Street, Malmesbury,
Wiltshire SN16 9AT

Freehold
£450,000



£450,000 for the freehold property and trade equipment.

FEATURES

- Cotswold town centre freehold public house
- Characterful public bar for 50 with exposed stone walls, slate floor and fireplaces
- Restaurant for 30 with further character features
- Professional catering kitchen, ladies and gents WC
- Large trade garden seats 80 in partially covered areas
- Additional outside storage and private garden
- Self-contained accommodation with three bedrooms, lounge, private kitchen and two bathrooms
- Additional store rooms on first floor

LOCATION

The historic Cotswold town of Malmesbury is around 14 miles from Swindon, 25 miles from Bristol and 9 miles north of Chippenham.

The town is thought to be the oldest in England and famous for independent shops, the 12th Century Abbey, music and festivals. The town itself has a population of over 6,000 which is boosted significantly throughout the year with tourists visiting.

The Smoking Dog is situated in the centre of the town in a prime trading position.



THE BUSINESS PREMISES

Entrance Vestibule

With ribbed carpet and exposed stone walls.

Leads to:

Public Bar

(5.4 m x 9.6 m)

The bar has space to seat around 25 with space for around another 25 or 30 to stand.

There is classic stripped floor, exposed stone walls, beamed ceilings and a stunning stone fireplace with inset wood-burning stove.

Included in this area is the:

Bar Servery

With its stone frontage, dark wood top and a range of equipment behind including non-slip floor, back bar refrigerator, ice-maker, wash hand basin, bottle fridge etc.



Wide Vestibule to Other Areas:

(11.5 m x 3.1 m)

A great space with stone floor, beamed ceiling and exposed stone walls.

There is space to seat another 10 or 12 customers plus extra standing.

Rear Seating / Dining Area

(8.5 m x 4 m)

Seats around 30. Another attractive area with stripped wooden floor and exposed beamed ceiling.

Gents WC

(2.1 m x 2.8 m)

With non-slip floor, two urinals and WC cubicle.

Ladies WC

(2.8 m x 2 m)

With two WC cubicles, baby changing unit, wash hand basin and non-slip floor.

Cellar

(4.2 m x 2.6 m)



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Standing adjacent to Bar Servery on ground floor.

Commercial Kitchen

(3.7 m x 2.8 m)

With tiled floor and a range of commercial kitchen equipment including professional extraction hood, 6-ring hob and oven, two deep fat fryers, Merrychef, bain-marie and a range of stainless steel workstations.

Kitchen Prep / Wash-Up

(5.3 m x 2.6 m)

With tiled floor, various fridges and freezers, commercial dishwasher, two deep bowl sink units, stainless steel workstation and stainless steel workstation with refrigeration below.

First Floor - Approached from the rear of the premises

Office

(4.2 m x 2.5 m)

Leads to:

Inner Store Room

(3.4 m x 2.3 m)

Staff / Store Room

(3.9 m x 2.3 m)

With non-slip floor and a range of refrigerated equipment.

PRIVATE QUARTERS

Is situated on the First Floor and comprises of:

Kitchen / Breakfast Room

(4.7 m x 3.7 m)

With floor fitted kitchen units, stainless steel single drainer sink unit, domestic oven and plumbing for automatic washing machine.

Store Room

Hallway with exposed stone walls leads to:

Lounge

(3 m x 2 m)

A lovely room with two huge windows overlooking the historic High Street. With beamed ceilings, exposed stone wall and a feature fireplace.

Bedroom 1

(2.5 m x 5.5 m)

Bedroom 2

(3.6 m x 2.7 m)

Bathroom

With white suite comprising of panelled bath, pedestal wash hand basin and low level flush WC.

Bedroom 3 (built into the attic space)

(7.2 m x 3.3 m)

With beamed ceilings.

En-Suite Bathroom

With cream bathroom suite. In need of refurbishment.



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OUTSIDE

Rear

Steps from the pub lead to a patio space which seats around 20 together with a lawned area for 30.

There are two newly constructed timber framed covered outside seating areas with heat lamps and exterior bollard lighting that provide covers for a further 40 customers.

There are two further outside store areas together with a:

Private Garden

THE PROPERTY

This beautifully constructed stone built terrace property has a pitched slate roof and is a classic Cotswold building. There is gas-fired central heating, intruder alarms and fire alarms throughout.

THE BUSINESS

Is currently closed.

TENURE

Freehold.

We understand that the property is Grade II Listed.

PRICE

£450,000 freehold to include the equipment. VAT may apply to this transaction.

Rateable Value

Current value (1 April 2023 to present) £33,500.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0250-0133-1439-6390-4096>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com



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