



The Inn with the Well

Ref: 3451422

Ogbourne St George, Marlborough, Wiltshire, SN8 1SQ

Freehold: £650,000

Affluent village location

Separate annex 6 en suite letting rooms

Plans for residential re-development

3 bedroom owners, 2 bed mobile home

Life style business with reduced hours

Scope to grow food sales, Energy Rating D



The Inn with the Well is a substantial detached property with origins dating back to the 17th century when it was built as a coaching Inn.

Since that time the building has developed considerably with later single-storey additions and a separate purpose-built accommodation annexe.

The property sits in a good-sized plot with parking and has both trade and private gardens.



Location

The Inn With The Well is located in the village of Ogbourne St George and is well signposted by brown signs from the A346 leading you directly to the business. The village is just 3 miles from the affluent and popular market town of Marlborough and is a highly desirable and popular residential location with a well regarded primary school and regular footfall from Ridgeway National Trail on its doorstep. The trail is extremely popular with walkers all year round and attracts a number of visitors to the area.

The business also provides an ideal base to explore the region which has a number of popular attractions, such as the City of Bath, Longleat Safari Park, the market town of Cirencester, Westonbirt Arboretum, the Cotswolds and the championship golf course at Bowood and the world heritage site of Stonehenge all within an hours drive. The village has easy access onto major road network linking up with the M4 being approximately 3 miles away plus a mainline station at Swindon (8 miles).

Internal Details

The main front entrance is from the car park directly into two ground floor linked trade areas that consist of the main bar (20) with traditional open fireplace with wood burning stove, exposed stonework and a mix of sofa and table seating plus bar stools, open plan to the dining area (24) separated by a stone-built bar servery.

The back of house areas includes:- customer toilet facilities, a commercial kitchen with extraction, cellar and service yard.

External Details

The pub is situated in a generous well-proportioned plot with customer car parking (15) and beer garden (25). The premises also benefits from an enclosed private garden and a two-bedroom static caravan with consent for use as staff accommodation.



The Opportunity

Our clients have traded The Inn with the Well since 1991, creating a successful and profitable business with an excellent reputation (TripAdvisor Certificate of Excellence) and have reduced the number of working hours to enjoy a lifestyle, but now decided to retire fully.

The business is currently geared towards walkers and other leisure guests with good value simple accommodation and traditional pub food but is traded on relatively limited hours. The Inn with the Well enjoys good levels of profitability, however, new owners could significantly improve turnover by focusing on the food and beverage side of the business by improving marketing and online presence to widen its customer base. In addition, extending its trading hours.

There is also the possibility to create additional covers by re-configuring the layout of the trade space and creating additional guest bedrooms in the main pub building.

This is an opportunity for those looking for a lifestyle business by continuing to focus on the bed and breakfast side of the business with the assurance of having a property that potentially could be re-developed as residential flats and a house.



Letting Accommodation

There are six well proportioned ensuite guest bedrooms are located in a purpose-built accommodation annexe. The rooms comprise:-

Three double bedrooms, two twin bedrooms and a family room.

Four of the rooms are located on the ground floor with a further two guest bedrooms on the first floor.

All of the rooms are presented to a good standard and have tea and coffee making facilities, WiFi, Freeview, televisions and hairdryers.

Owner's Accommodation

Located over the first and second floors comprising:-
Kitchen, lounge, 3 bedrooms and bathroom/WC.



Trading Information

Net sales of £211,417 Split as follows:-

Wet Sales: £82,293

Food Sales: £56,523

Accommodation Sales: £72,601

Trading Hours

Monday to Saturday from 4.00 pm to 10.00 pm

Sunday 4.00 pm to 10.00 pm Summer only as closed on a Sunday throughout the Winter.

Fixtures & Fittings

We have been advised that trade fixtures and fittings are owned by our clients and are included in the sale.



Staff

Owner operated with the assistance of a housekeeper for the rooms.

Development Potential

Potential conversion of the pub into a 5 bedroom house and the accommodation annexe converted to two flats has been investigated by the current vendor.

Business Rates

The premises currently benefit from Rural Rate Relief and as a result, no business rates are currently payable

Regulatory

A premises licence is held for the supply and sale of alcohol

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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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