



Horse & Groom

Ref: 3451500

Alfred Street, Westbury, BA13 3DY

Leasehold: £50,000, Annual Rent: £29,315

Free of tie leasehold pub

Net sales of £518,519 y/e 05/04/23

Freehold B&B available - separate negotiation

Self contained 2 bedroom flat above pub

Skittle alley, trade garden & car park

Old Brewery function room. Energy rating C



Description

The Free of Tie leasehold public house which our clients purchased in 2013, after which they carried out a complete refurbishment. These works were sympathetic and in keeping with the original character of the building in order to recreate the ambience of a traditional pub in the heart of the community.

In 2016 our clients created the Old Brewery Urban Function Venue with a view to hosting weddings, private parties, barbeques and in addition created The Potting Shed for smaller gatherings.

Fixtures & Fittings

Trade inventory is included within the sale price.

Staff

A staff list will be provided to seriously interested parties.

Internal Details

The main customer entrance into the pub is from the car park via the garden terrace and into a lobby allowing access to the two separate trading areas, which are:-

Lounge Bar with bar servery at the back of which has bottle fridges and glass washer, table seating for around (40), wood flooring and an open fireplace. opening into :-

The Restaurant with seating for about (40) persons, brick fireplace with wood burner, access to waitress station and door to the well equipped commercial kitchen incorporating wash up and cooking areas with rational etc. Dry stores, rear lobby with door to the private accommodation and to the private garden and storage area.

Back of house also includes the bottle store, cellar with ice machine and wine racking.

Customer toilets.

Double doors from the car park to The Old Brewery Marquee, an all year round function area with hot air heating, used as an overflow dining area for (60) persons as well as being hired for private events such as weddings and has its own outside decking area. It has access to its own bar facilities and a small prep space with fridges and freezers, dry goods and an adjacent laundry room. All originally part of the old brewery.

The Potting Shed can also be hired separately, ideal for couples and or small groups. It has tables and seating plus a fire pit all within its own enclosed garden. The set price of £100 includes canapes and Prosecco for packages of up to 10 persons.

Owner's Accommodation

Located on the first floor of the pub comprising landing area with airing cupboard, lounge with working fireplace, bathroom with shower, kitchen/office door to dressing room or a small bedroom, door to second bedroom.

Tenure

Leasehold. Free of Tie. FRI terms 25 Years from 03/03/2017. Current rent £29,315 with RPI annually. Next rent review April 2027.



Location

Westbury is a small market town situated at the western edge of Wiltshire beside the chalk downlands that form Salisbury Plain. The variety of the surrounding countryside, from the Downs to the broad vale of the White Horse attract both walkers and cyclists all year round and only six miles from Longleat Safari and Centre Parcs.

Westbury is exceptionally well positioned for major road and railway connections with the mainline railway station offering links to London, Wales and the whole of the South West of England. The most famous landmark of the area is the vastly impressive Westbury White Horse which is both the oldest and largest White Horse in Wiltshire.

Within Westbury, the Market Place is a charming old square formed by some of the oldest buildings in the town, such as the 14th Century All Saints Church with the third heaviest peal of eight bells in the world and an Erasmus Bible. Walk on through to Church Street to find one of the oldest operational swimming baths in the country.

External Details

Car parking for approximately 25/30 vehicles with adjoining beer garden laid to lawn which gently slopes down to an attractive small stream and tree lined boundary. Picnic bench seating for around (50) persons. There is a children's play area at the front of the car park next to the detached single storey brick built building containing the skittle alley which doubles as a function and cinema space with overhead projector and large screen used regularly by the active retirement club with toilet facilities.

Trading Information

Net sales £518,519 for year end 5 April 2023. Trade split 60/40 in favour of food.

Annual draught barrelage for the pub is approx. 150 brewers barrels i.e. 36 gallons per barrel.

Regulatory

Premises Licence is held.



The Opportunity

Our clients have owned the pub since 2013 and has established a reputation as the go to pub in the local area and therefore has a reliable year round customer base ranging from cycle and walking groups to the three skittle and one crib team the pub hosts.

The pub also picks up trade from custom visiting Longleat and visits to nearby Bath. During the week the pub has lunchtime business from clientele from the local trading estates as well as candidates attending the army officer selection board based in Westbury.

This is opportunity to purchase an established businesses that has a solid local customer base as well as scope to develop and grow the trade by considering converting the skittle alley into rooms and introducing breakfast and coffee & Cake to the cyclists and walking groups throughout the day.





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:

Graeme Clifford

Business Agent

T:+44 117 946 8518

M:+447546 698 681

E:graeme.clifford@christie.com

Bristol



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