



## Westbrook Inn

Ref: 3451525

Westbrook, Bromham, Near Chippenham, Wiltshire,  
SN15 2EE

Freehold: OIEO £600,000

Net Sales £578,315 for y/e 11/2022

Development Potential (STP)

3 bed owners with en suite & balcony views

Good size outside garden & decking (50)

3 distinct trade areas & a permanent marquee

Ideal for chef & front house team. Energy Rating C





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## Description

The detached two storey period building has origins dating back to the early 19th Century with later additions. The pub was once owned by Ushers Brewery of Trowbridge before becoming a freehouse in 1991 and since had only two previous private owners.

The current owners purchased the business in April 2016, and since that time have completely renovated the property from top to bottom including adding a permanent year round marquee, transforming the trade garden, re-equipping the commercial kitchen and adding to the back of house facilities plus reconfiguring the private accommodation into a well appointed three bedroom living accommodation.

The pub is presented in excellent condition for new owners to take over and operate this established and profitable business.



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## Location

Situated in the hamlet of Westbrook, just outside Bromham village on the A3102, on the edge of Spye Park and Bowood House and Gardens. The pub attracts customers from the Wiltshire towns of Chippenham, Calne, Melksham and Devizes, all within a short drive.

The Westbrook Inn is well placed as a convenient stop off whilst visiting the some of the tourist attractions located nearby, such as Avebury, Lacock National Trust village, Castle Combe and Longleat.

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## Internal Details

Enclosed porch into the lobby and immediately into the snug/pre-dinner seating area, brick fireplace and sofa seating which has easy access to the bar servery and table seating into an alcove area for about (16). Open plan to the restaurant which seats (22) and another separate dining area seating (32) with access to a bar servery.

Marquee with table with seating for about (30), access to both the pub and trade garden.

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## Ground Floor

Back of house areas consist of the ladies and gentlemen's cloakrooms, cellar, commercial kitchen, equipped with fully serviced catering equipment including full extraction hood non-slip flooring throughout incorporating wash up, dessert and prep sections, door from the kitchen to an enclosed outside area which has timber sheds containing the dry stores, walk in refrigeration, freezers, liquor store and an office space. Within the enclosed area is a bin section which has a decarboniser compactor that crushes the waste.



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### External Details

The rear trade garden is a feature of the pub and provides an additional 50 plus picnic bench and table seating on the lawn, screened by mature hedging, trees and fencing. The rear section has a children's play area.

The main car park is at the rear and is accessed via a driveway along the side of the pub with further parking to the front with a detached garage along with a private driveway for the owners and staff cars. Additional parking on either side of the approach road.

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### Owner's Accommodation

Located on the first floor comprising lounge, domestic kitchen, master bedroom with Juliet balcony overlooking the garden, en suite bathroom with roll top bath, double walk in shower, WC and wash hand basin. Two further bedrooms with built in wardrobes.

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### Staff

Hands on husband and wife team plus full and part time staff. A full list will be provided by seriously interested applicants.

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### Fixtures & Fittings

An inventory listing of fixtures and fittings included in the sale will be provided by the vendor.



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### Trading Information

Accounts available to seriously interested parties following a viewing. The trade split is approximately 65% food, 35% wet.

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### Trading Hours

Closed Monday and Tuesday and Sunday evening. Open Wednesday through to Saturday, 12 midday to 2.30pm and 5.00pm to 10.30pm, closing on Sunday at 4.00pm.

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### The Opportunity

The Westbrook Inn is a well known food destination pub with a large proportion of local and repeat customers in addition to capturing customers visiting the many local tourist attractions in the vicinity. The current owners do very little in the way of marketing and social media promotion.

The current owners are retiring after 35 years in the trade business and this pub represents an ideal opportunity for a younger partnership to continue its success and develop new ideas to maintain and increase trade levels.

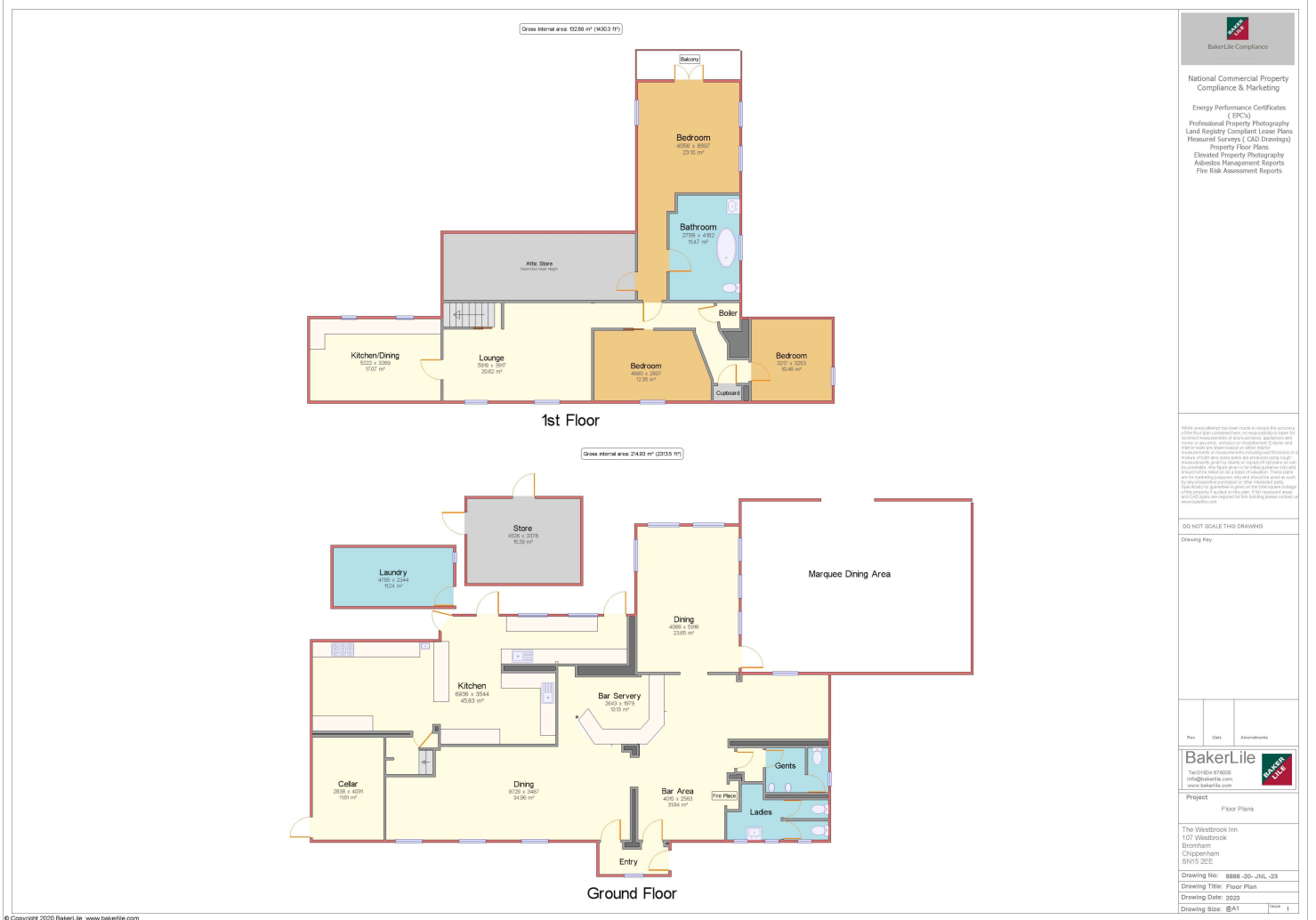
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### Business Rates

Current rateable value as of 1 April 2023 is £38,000.







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## 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:

### Michael Marsh

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Bristol



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