



The Malet Arms

Ref: 3858248

Newton Tony, Near Salisbury, SP4 0HF

Freehold: £550,000

Grade II Listed. Potential for letting rooms

Main Bar, Restaurant & Snug (c.60)

Net sales: £334,725 y/e 31 March 2023

Patio area (c.40), parking for 20 vehicles

Large paddock, opposite village playing fields

GIA: 219.86 sq m. Site Size: 1.025 acres (0.415 hectares), EPC Exempt



Description

The Malet Arms is a Grade II Listed building dating back to the early 18th Century and is arranged over three floors. The property has a colour washed brick frontage under a tiled roof and a flat roof extension to the side of the property.

The property briefly comprises main bar, restaurant and snug bar for private dining. Externally there is an enclosed garden terrace area, extensive parking to the side of the property and a large rear paddock.

Site size: 1.025 acres (0.415 hectares)

GIA: 219.86 sq m



Location

The Malet Arms in Newton Tony is strategically positioned on the edge of Salisbury Plain just eight miles north of Salisbury, making it a convenient base for exploration.

Situated within the charming village of Newton Tony, this historic inn is surrounded by beautiful countryside opposite the village playing fields. With the city of Salisbury eight miles distant, customers can easily access its cultural and historical attractions, including the famous Salisbury Cathedral.

The Malet Arms' location offers a perfect balance between peaceful rural ambiance and proximity to urban amenities. Additionally, its close proximity to Amesbury, located only four miles away adds to the convenience for travellers looking to explore the nearby towns and Stonehenge visitors centre being 9.8 miles distant.

Internal Details

Main Bar (c.22) with central bar servery

Restaurant (c.26 but can accommodate a single party of up to 30)

The Snug (c.12)

Ladies & gentleman's WC's

Fully equipped commercial kitchen and pot wash area

Range of ancillary storage areas

Fixtures & Fittings

All trade fixtures and fittings will be included in the sale with the exception of any personal effects and third party items.

Services

The property is connected to mains water, electricity and drainage. LPG gas is used for cooking and the property is heated via two wood burners supplemented by electric heaters in winter.





The Opportunity

The business has been owned and operated by a husband and wife team since 1999, during which time they have built up a strong reputation for quality home cooked food that is locally sourced with a menu that is in a constant state of change dependant on the seasonality of produce.

The pub is popular with the local residents of Newton Tony and other surrounding villages that are drawn in by the pub's strong reputation. It is also popular with local workers, cyclists, walkers and tourists visiting the numerous attractions in the area.

The business is currently closed on Mondays and Tuesdays out of choice, however there is the customer base to support opening more days and longer hours.

Whilst no formal planning permissions have been sought for the property, the owners have explored the potential for a stand alone block to the rear of the building.

The Malet Arms is therefore an ideal opportunity for those seeking a traditional village pub in a beautiful countryside location that is well supported locally, with potential to be expanded upon. For further details see the business' website.



External Details

To the left hand side of the property is an enclosed courtyard patio area (c.40) which can be accessed from the snug bar. To the right of the property is a gravelled car park for 20 vehicles and a large paddock to the rear.

Owner's Accommodation

First Floor:

Three rooms all of which are currently used as office space or for storage together with a galley kitchen and a bathroom/WC, there is also a large loft storage area.

Top Floor:

Two further double bedrooms



Staff

The business is run by "hands on" owner operators with the support of a full complement of staff who are subject to TUPE and will transfer with the business.

Trading Information

Accounts to year end 31 March 2023 show a net turnover of £334,725 with a trade split of 60/40 towards dry. A gross profit of 68% and total wage cost of 20%.

Full trading information will be made available to seriously interested parties.

Trading Hours

Monday and Tuesday - Closed

Wednesday to Saturday - Noon to 3pm and 6pm to 10pm

Sunday - Midday to 4pm

Tenure

Freehold £550,000.

Business Rates

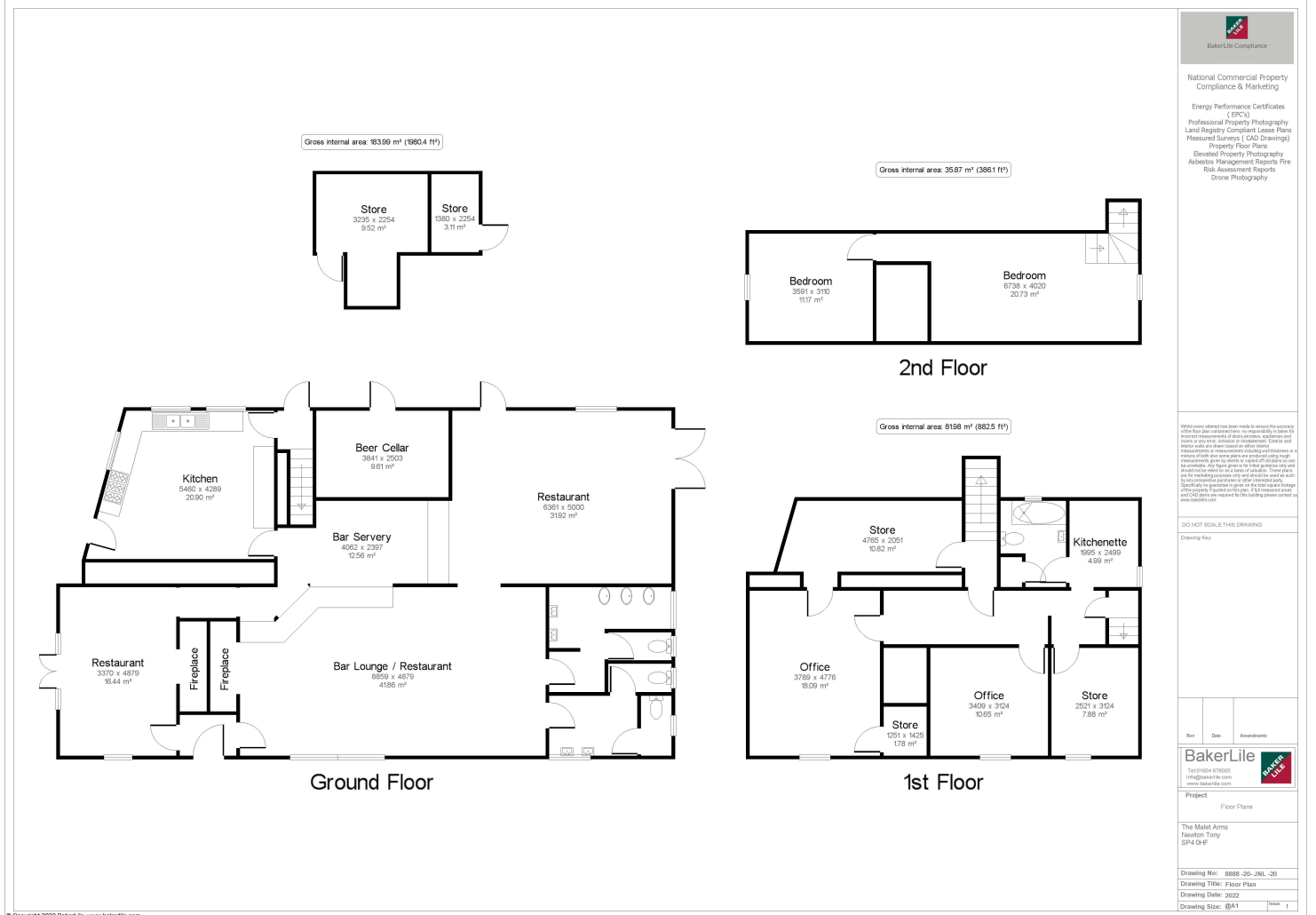
Rateable value effective from 1 April 2023 is £9,850.

Regulatory

The property benefits from a full Premises Licence and any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable.

Prospective purchasers should consult their accountant for professional advice in this respect.





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:

Richard Wood

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Winchester



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.



For full information on Christie Insurance please call 03330 107189

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