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Lopes Arms Hotel

2 Market Place, Westbury, Wiltshire BA13 3DQ

To Let Free of Tie

- 7 en suite letting rooms
- Bar & restaurant
- Private accommodation
- Market Square location
- Landlord repair contribution

SOLE LETTING RIGHTS
REF: W-93444/b

VIEWING

Please note the premises are currently closed. Viewing is by appointment through Fleurets West & South Wales office.

LOCATION

Westbury is famous for the White Horse carved into the edge of Salisbury Plain. It benefits from a mainline railway station with regular services to London. It is situated near to Longleat Safari Park, as well as the towns of Warminster, Frome and Trowbridge.

The Lopes Arms Hotel is positioned at the corner of the Market Square, adjacent to the church and within walking distance of the retail area of Westbury. The location of the Lopes Arms Hotel makes it an ideal destination to attract tourist trade for the rooms as well as generating a strong trade from the business community, being close to the major development centres of West Wilts Trading Estate and the White Horse Business Park.

DESCRIPTION

Historic building with brick elevations under a pitched tile roof, character features throughout. Internally the premises require refurbishment but offer excellent trading potential with 7 en suite letting rooms, bar, additional trading area adjacent to bar, separate restaurant in 2 sections, outside seating and private accommodation for the landlord.

LOCATION PLAN



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TRADE

No accounts are available. No trade is warranted or sold.

Licensed trade experience and appropriate qualifications will be required.

The Lopes Arms Hotel which is closed and requiring refurbishment offers the potential to be a destination food house and attract high margin income from the 7 en suite letting rooms.

ACCOMMODATION

Ground Floor

Main entrance leads to RECEPTION AREA with reception desk.
 BAR with bar servery, partitioned seating area, area adjacent to bar offering further potential to be opened to main street (subject to consents).
 RESTAURANT in 2 sections with feature fireplace providing circa 45 covers.
 TRADE KITCHEN with extractor system and 6 burner oven.
 Large BARN/GARAGE.
 STORE ROOM
 TOILETS:
 Ladies: 2 WCs & wash hand basin
 Gents: 3 pods, WC & wash hand basin
 OFFICE/STORE

Basement

BEER STORE

First Floor

7 EN SUITE LETTING ROOMS which would benefit from refurbishment.

Private accommodation: BEDROOM, SITTING ROOM, BATHROOM with shower, WC & 2 wash hand basins.

External

PAVEMENT SEATING potential, not within our client's demise.

CAR PARK to the rear provides circa 10 spaces.

GARDEN to the rear.

TENURE

A new free of tie lease will be offered. Terms to be negotiated. Guide rent £45,000 per annum.

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Wiltshire Council. The VOA website shows the property has a 2010 Rateable Value of £12,000. The 2017 Rateable Value has been assessed at £16,500.

The domestic accommodation is within Band A for council tax purposes.

SERVICES

We are advised the premises are connected to all mains services.

PLANNING & DEVELOPMENT

Please note the property is Grade II Listed.

MINIMUM CAPITAL REQUIRED

It must be pointed these premises require comprehensive refurbishment but offer a great trading potential. The landlord may be prepared to offer a capital contribution towards this, for the right applicant. In addition to refurbishment costs, you would need to cover stock and glassware, one quarter's rent and insurance, legal fees, stamp duty and working capital.

A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management Application Form and provide a Business Plan, Cashflow Forecast and evidence of funding prior to interview. To obtain an Application Form, contact Fleurets West & South Wales office on 0117 923 8090.

FURTHER INFORMATION

- The lessee will be responsible for a contribution of £1,250 towards the Landlord's reasonable legal costs.
- 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.

VAT

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Energy Performance Certificate		HM Government
Non-Domestic Building		
Lopes Arms Hotel 2 Market Place WESTBURY BA13 3DQ	Certificate Reference Number: 9240-3065-0121-0900-2125	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>		
Energy Performance Asset Rating		
<p>More energy efficient</p> <p>A+</p> <p>..... Net zero CO₂ emissions</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>		
<p>95 This is how energy efficient the building is.</p>		
Technical Information		Benchmarks
<p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 712</p> <p>Building complexity (NOS level): 3</p> <p>Building emission rate (kgCO₂/m²): 171.76</p>		<p>Buildings similar to this one could have ratings as follows:</p> <p>43 If newly built</p> <p>115 If typical of the existing stock</p>
Green Deal Information		
<p>The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.</p>		



FURTHER INFORMATION

For further information please contact: Chris Irving at our Bristol office on 0117 923 8090 or email bristol@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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