



File Ref: W-319896

# Somerset Arms

High Street, Semington, Wiltshire BA14 6JR




Tenure  
**To Let – Free of Tie**

Price  
**Nil Premium**

- Accessible location close to Trowbridge
- Interlinking trading areas - potential for 90 covers
- 3 en suite letting bedrooms
- Significant trade potential from nearby crematorium



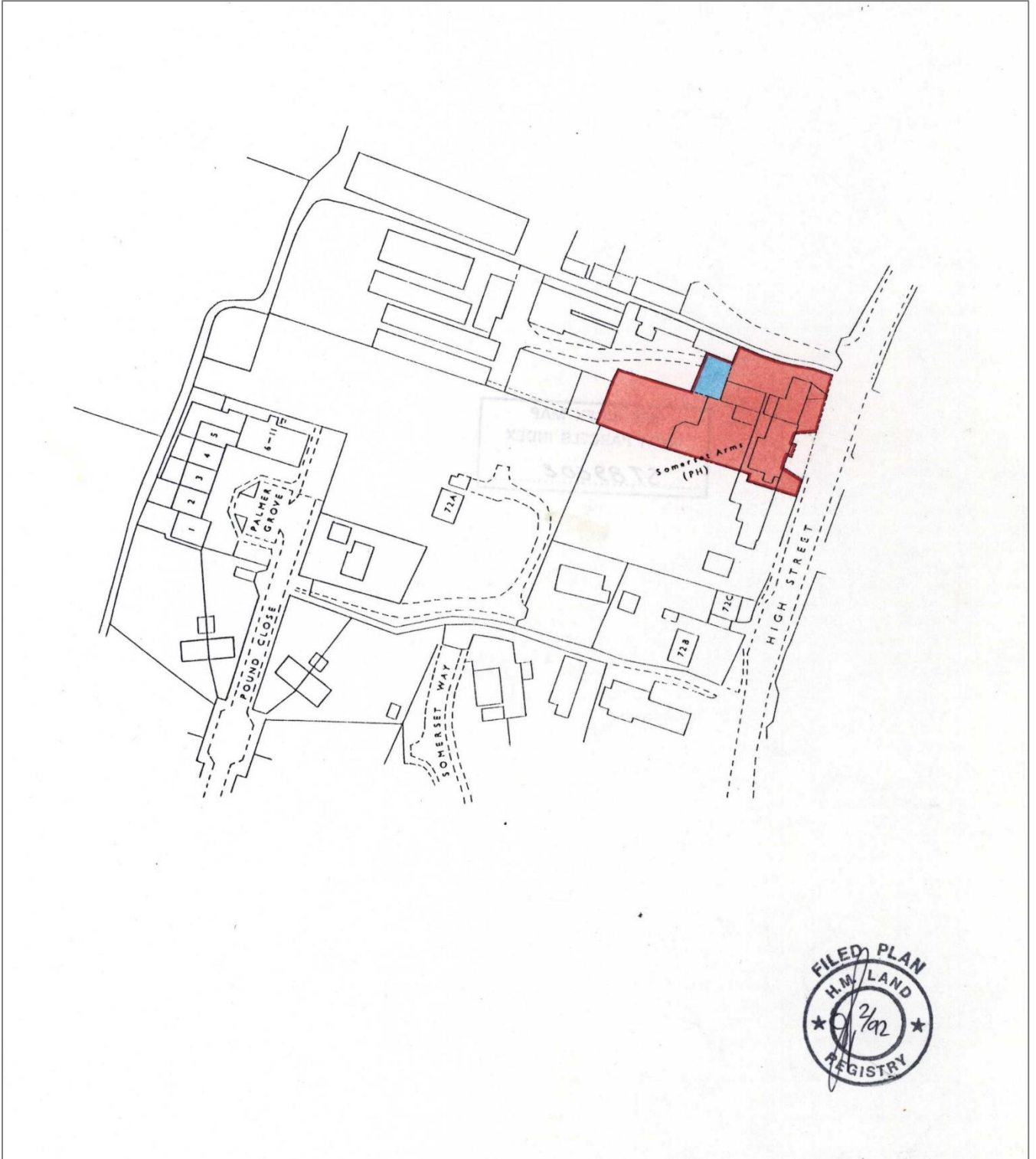
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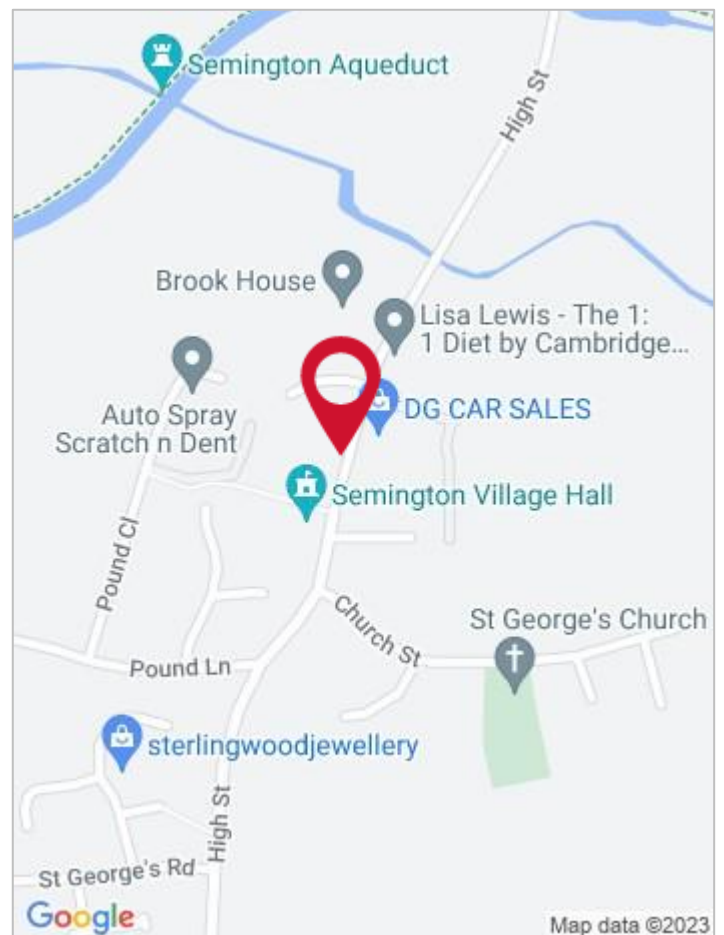
## Location

Semington is a village approximately 5 miles to the east of Bradford-on-Avon on the Kennet & Avon Canal, just off the junction of the A350 (Melksham to Warminster) and the A361 (Trowbridge to Devizes). The Somerset Arms is very accessible and benefits from trade from surrounding villages and Semington itself. The Kennet & Avon Canal is nearby as well as West Wiltshire Crematorium which provides excellent day time trade potential.

## Description

A substantial detached two storey public house with prominent frontage within the village. Internally there is interlinking bar and restaurant space with the potential to provide up to 90 covers. Three en suite letting bedrooms, at first floor, offer high gross profit margin income and in addition there is extensive private accommodation at first floor.

Externally, there are seating areas to the front and rear and large car park.



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## Trade

The premises were previously operated under a lease therefore no accounts are available. Historically the Somerset Arms has benefitted from a good cross section of trade from food, wet and room incomes. Significant midday trade has been gained from the nearby crematorium.

## Accommodation

### Ground Floor

Main bar/restaurant is accessed from the front or rear of the premises. The main bar provides panel fronted bar servery, slate floor, log burner, exposed brick wall and the potential for circa 32 covers. The main bar is linked to the restaurant which is in three main sections providing potential for circa 60 covers and benefits from a fireplace with log burner.

Kitchen with extractor system, two sinks, walk-in fridge, preparation area, fridge area.

Disabled WC.

Gent's provides four pods, WC and two wash hand basins.

Ladies - two WCs and two wash hand basins.

Beer store.

### First Floor

Letting Rooms - 3 double rooms with en suite shower, WC and wash hand basin.

Laundry room.

### Private Accommodation

Flat 1 - kitchen, living room, bedroom with en suite bath, WC and wash hand basin, bedroom, office/bedroom.

Flat 2 - bedroom, sitting room and bathroom.



## External

Terrace to the front.

Trading space to the rear with barbecue area, covered seating and car park for circa 22 spaces. In addition, there are a further six spaces to the front.

## Tenure

A new free of tie lease is offered. Terms to be negotiated. The guide rent is £55,000 per annum subject to annual increases in line with the RPI and five yearly rent reviews.

## Minimum Capital Required

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover any inventory, stock and glassware valuation, pay three months' rent and insurance and also cover legal fees, stamp duty and working capital.

A deposit will be required equivalent to 6 months' rent including an amount equivalent to VAT.

## Application Procedure

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application please contact Fleurets West & South Wales office on 0117 923 8090 or email [bristol@fleurets.com](mailto:bristol@fleurets.com)

## Additional Information

1. The lessee will be responsible for a contribution of £1,500 towards the landlord's reasonable legal costs.
2. 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 lessees should consult their accountant for professional advice in this respect.

## Planning

The property is Grade II Listed but not situated within a Conservation Area.





## Licence

A premises licence prevails, the main licensable activities being:

Sale of alcohol:

Monday - Sunday: 7.00am - 2.00am

Live music and playing of recorded music:

Monday - Sunday: 7.00am - 2.00am

Late night refreshment:

Monday - Sunday: 11.00pm - 2.00am

## Business Rates & Council Tax

The property is in an area administered by Wiltshire County Council. The 2023 Rateable Value has been assessed at £21,000.

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

## EPC

The property has an EPC rating of C.

## Services

We are advised the premises are connected to mains water, electricity and drainage. LPG.

## VAT

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.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Viewing

Strictly by appointment through Fleurets West & South Wales office on 0117 923 8090.

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- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
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