



File Ref: W-917505

The Angel

3 Church Street, Westbury, Wiltshire BA13 3BY



Tenure
To Let

Price
Nil Premium

- Free of tie opportunity
- Edge of town centre
- Opportunity to develop community pub
- Flexible trading areas
- 4 bed manager's accommodation



Chris Irving
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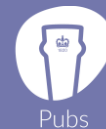
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The Angel

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Location

The Angel occupies a prominent position on the corner of Church Street and Edward Street on the edge of Westbury's town centre. Opposite the Angel is a Morrisons supermarket. The property is within a predominantly residential neighbourhood. Within the town centre a mixture of independent and national operators including Boots, McColl's, Post Office and Parsons are located. Westbury is an historic market town located in the west of Wiltshire between Trowbridge and Warminster. The town has a growing population with significant new house building underway. The pub is well positioned to attract trade from local residents as well as shoppers to the town centre.

Description

An attractive and substantial period property comprising a detached building constructed on ground and first floors under a tiled roof. The property is arranged with four separate trading areas on the ground floor and one function room on the first floor. The function room includes skittle alley and bar servery. The first floor additionally includes generous manager's accommodation. The property includes external courtyard and parking space for one private car.



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Trade

The premises were previously operated under a lease therefore no accounts are available. The Angel currently operates as a wet led operation but there is opportunity to develop food trade with the existing trade kitchen.

Accommodation

Ground Floor

The ground floor trade areas comprises four interconnecting trade areas. The main bar is accessed via the entrance on Church Street and includes bar servery and raised area for darts. The main bar has approximately 25 covers and has wooden floors with a mixture of exposed brick and plaster walls. The main bar has an internal door into the restaurant where there is space for approximately 30 covers and access to the kitchen and beer store. Adjacent to the main bar are two further rooms, which provide further covers and a pool table. Customer toilets, trade kitchen, store rooms and temperature controlled beer store.

First Floor

The first floor provides a substantial function room currently laid out with a bar servery and skittle run. The function room is an attractive space with 30 covers and exposed ceiling beams. The function room is accessed via the external courtyard to the rear of the pub. The remainder of the first floor comprises the manager's accommodation which briefly includes four bedrooms, living room, bathroom and WC. The manager's accommodation can either be accessed from the main bar or through the function room.

External

Immediately behind the property is an enclosed courtyard. To the side of the courtyard is a driveway for deliveries with access to the beer store. The driveway has space for one private car.

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A new free of tie lease is offered. Terms to be negotiated. The guide rent is £30,000 per annum subject to annual increases in line with the Retail Price Index and five yearly rent reviews.

Required Capital

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover 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 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 form please contact Fleurets West & South Wales office on 0117 923 8090 or email bristol@fleurets.com

Additional Information

- i) The lessee will be responsible for a contribution of £1,500 towards the Landlord's reasonable legal costs.
- ii) 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 and is situated within a Conservation Area.

Licence

A premises licence prevails, the main licensable activities being:

Sale of alcohol:
Every day 11:00 to 00:00

Live Music, Recorded Music:
Every day 11:00 to 23:30



Business Rates & Council Tax

The property is in an area administered by Wiltshire County Council. The 2017 Rateable Value has been assessed at £16,500.

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

EPC

The property has an EPC rating of D.

Services

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

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 only through Fleurets West & South Wales office on 0117 923 8090.

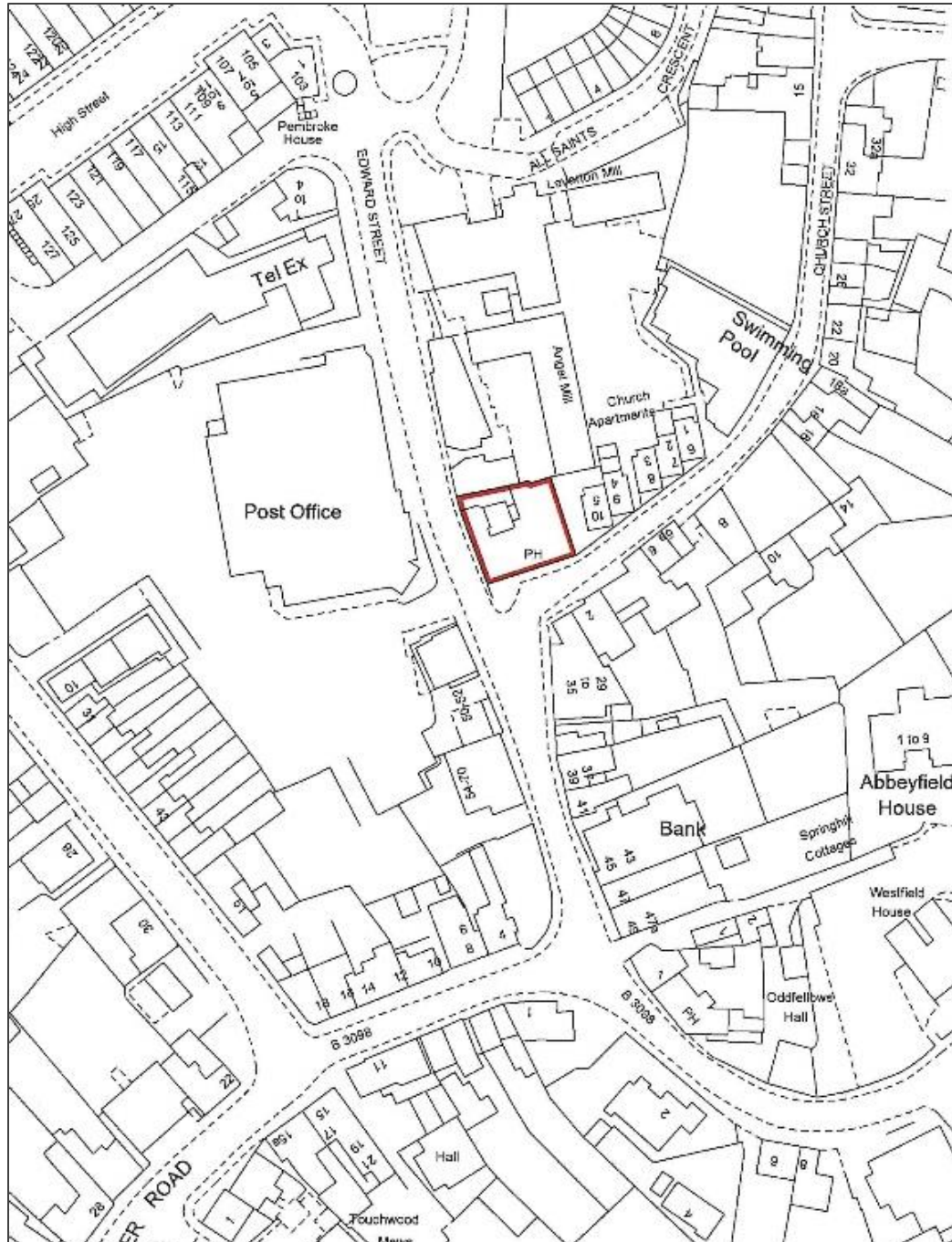
COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

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