



# **The Horse & Groom**

18 Alfred Street, Westbury BA13 3DY

## **Leasehold Nil Premium**

- Wiltshire town detached freehouse
- Main bar (35) and restaurant (40)
- Outbuilding with skittle alley
- Large trade garden (100+)
- Car park (30+)
- Available on favourable new free-of-tie lease

Ref: 95420

**01460 259100**

**wessex@sidneyphillips.co.uk**

**SP** Sidney  
Phillips



## LOCATION

The Horse & Groom is located on the northeastern edge of Westbury town centre. The pub is situated on Alfred Street which connects the B3098 to Market Place. The town has a population of approximately 16,500 residents and is located on the A350 in west Wiltshire, four miles equidistant from Trowbridge and Warminster. Westbury lies on the northwestern edge of Salisbury Plain and is situated just one and a half miles from the Westbury White Horse, located in the parish of Bratton.

Westbury has a growing population with many new developments being constructed in the area. Westbury railway station is northwest of the town centre and is an important junction point on the railway network: it lies at the point where the Reading to Taunton line intersects the Wessex mainline.

The Horse & Groom is a Grade II listed, two-storey, detached public house that dates back to the 18th century. The property lies within the Westbury conservation area. It is of brick construction under a pitched tile roof. There is a single storey extension at the front of the property, also of brick construction under a pitched tile roof. The premises occupies a plot of approximately 0.68 of an acre.

## TRADE AREAS

### GROUND FLOOR

- FRONT ENTRANCE into interconnecting HALLWAY.
- MAIN BAR: full of character with wooden floorboards, ceiling timbers, brick fireplace with log burning stove, wall panelling and a panel fronted, polished wood topped bar servery with canopy above. The main bar can seat around 35 customers.
- RESTAURANT: seats a further 40 customers. Presented with fitted carpet, ceiling timbers, brick fireplace with log burning stove and a countertop which interconnects with the bar servery in the main bar.
- CATERING KITCHEN: situated off the restaurant and fitted with nonslip flooring, stainless steel extraction canopy and wash up station.
- LADIES' and GENTLEMEN'S TOILETS.
- BEER STORE.
- Three STORE CUPBOARDS.

## OWNERS ACCOMMODATION

### FIRST FLOOR:

Private accommodation which comprises:

- Two DOUBLE BEDROOMS.



- Domestic KITCHEN DINER.
- BATHROOM.
- SITTING ROOM.
- OFFICE/DRESSING ROOM.

## EXTERNAL

- FORECOURT TRADE PATIO: with wooden pergola. Can seat around 35.
- BEER GARDEN: lawned space with stream at the far end. Seats around 100.
- DECKING AREA: under a large marquee which is suitable for functions. Potential to seat around 35 to 40.
- FUNCTION GARDEN: a fenced-off garden with timber shelter for private functions. Could be part of the main beer garden.
- CAR PARK: tarmacked and able to accommodate around 30 vehicles.
- PRIVATE PATIO.
- OUTBUILDING 1: DRY STORE and LAUNDRY ROOM. GARDEN BAR with servery area and two STOREROOMS.
- OUTBUILDING 2: SKITTLE ALLEY with nonslip playing surface, vaulted ceiling and exposed timbers. Seating for around 20. Unisex CUSTOMER TOILETS.

## THE BUSINESS

The business is currently let to third party tenants and therefore no trading accounts are available. The pub has traded traditionally as a family friendly, community free house, hosting many functions and supporting a number of sports teams. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## LICENCE

A full Premises Licence is held for the sale of alcohol, on and off the premises:

Monday to Saturday: 12:00 - 00:00

Sunday: 12:00 - 23:00



## SERVICES

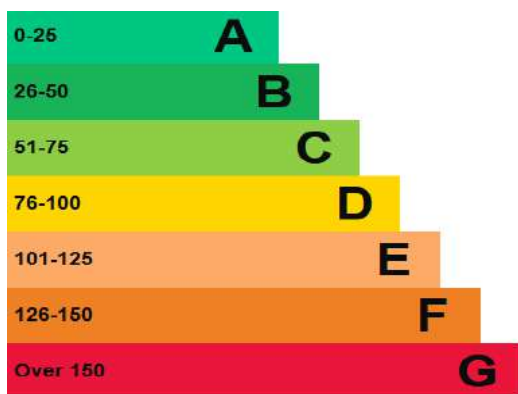
All mains services are connected.

Local Authority: Wiltshire Council

Rateable value as at 01 April 2023 to present: £17,250

## TENURE & PRICE

LEASEHOLD	Nil premium
TERM	Up to 20 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to six months' rent in advance plus VAT
RENT	£30,000 per annum, paid quarterly in advance
RENT REVIEW	Subject to rent reviews every fifth year of the term. Annual RPI indexation will be added at a minimum of 2.5% and a maximum of 5% per annum.
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the rental payments
OTHER INFORMATION	<p>The successful applicant will need to contribute £1,500 towards the Landlord's legal costs. All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the rental deposit, stock, working capital and solicitors fees as a minimum.</p> <p>Application form and business plan available upon request.</p>



### BUSINESS MORTGAGES

01834 849795

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### UTILITY HELPLINE

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EPC Reference: 4306-7152-8892-1559-2191

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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