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Bath Arms

Crockerton, Warminster, Wiltshire BA12 8AJ

To Let Nil Premium

- **New Free of Tie Lease**
- Bar, Restaurant & Function Room
- 2 En-Suite Letting Rooms
- 3 Bed Private Accommodation
- Close to Longleat/Centre Parcs
- Large Gardens – Potential for Camping (Subject to Consents)

SOLE LETTING RIGHTS
REF: W-817120

VIEWING

Strictly by appointment only through Fleurets West & South Wales Office on 0117 923 8090. Please note the premises are currently closed.

LOCATION

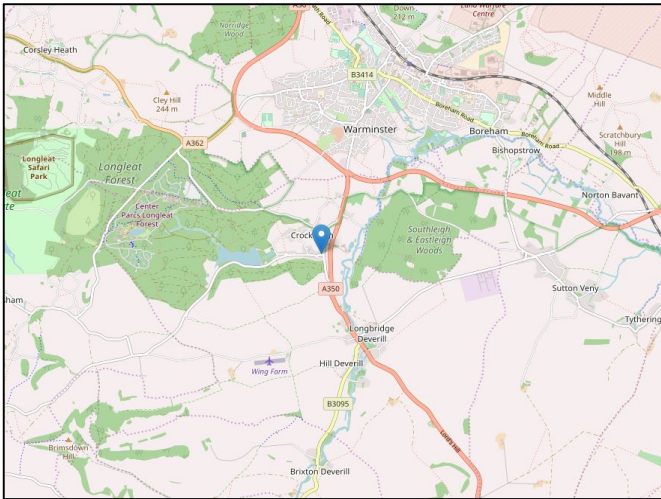
Crockerton is located just off the A350, close to the junction with the A36. It is very accessible from the surrounding towns and villages. Of particular note is it's close proximity to Longleat with it's Safari Park and Centre Parcs attractions.

The Bath Arms is positioned just off the A350 on a corner position in a central village position.

DESCRIPTION

A detached stone built Public House with painted elevation under a pitched tiled roof. There is an outside seating area to the front, a side car park and large gardens to the rear offering some potential for camping/glamping (subject to consents). Internally the premises has a main bar and two adjacent restaurant areas, in addition there is a function room. Of particular note there are two en suite letting rooms with separate access from the front of the premises.

LOCATION MAP



Map Data ©2018 Google

TRADE

The Bath Arms has previously been trading as a food led Public House, but also serving the local community.

The two en suite letting rooms add high margin income.

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

License trade experience and the appropriate qualifications will be required.

ACCOMMODATION

Ground Floor

Main entrance provides access to the BAR with painted BAR SERVERY, beams, feature fireplace, CASUAL DINING/SEATING areas. Off the main BAR is the first RESTAURANT area providing 16 covers with half timber lined walls, parquet floor, adjacent to this area is a further RESTAURANT area providing 16 covers.

FUNCTION ROOM to the rear of the property providing access to GARDEN this room offers real potential for private dining/functions and parties etc.

TRADE KITCHEN with stainless steel units, extractor system, two sinks, link to extension with walk in FRIDGE.

TOILETS

LADIES WC, wash hand basin

GENTS 3 PODS, WC and wash hand basin

BEER STORE

First Floor

PRIVATE ACCOMMODATION provides SITTING ROOM, 3 BEDROOMS, OFFICE, BATHROOM and separate WC.

LINEN CUPBOARD

Letting Rooms – First Floor

Benefits from a separate external access.

LEFT ROOM

DOUBLE BEDROOM with exposed brickwork, EN SUITE SHOWER ROOM with SHOWER, WC and wash hand basin.

RIGHT ROOM

DOUBLE BEDROOM, SHOWER ROOM, EN SUITE, with SHOWER, wash hand basin and WC.



External - Front

OUTSIDE SEATING on tarmac area to the front of the property.

External - Rear

LARGE GARDENS, laid to lawn offering further potential for perhaps CAMPING AND MARQUEES, etc. Please note that part of the GARDEN will be on a licence agreement.

CAR PARK, tarmac car park providing 15 spaces.



Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
T 0117 923 8090
E bristol@fleurets.com
fleurets.com - Our Reference: W-817120

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TENURE

A new free of tie lease is offered. Terms to be negotiated. The guide rent is £45,000.

Note – part of the garden will be available on a licence.

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:
Monday to Saturday, 11:00am – 23:00pm; Sunday 12:00pm – 22:30pm

Recorded music:
Monday to Sunday 11:00pm – 01:00am

Live music:
Monday to Sunday 23:00pm – 01:00am



BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Wiltshire Council. The 2017 Rateable Value has been assessed at £23,750.

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

SERVICES

We are advised that the premises are connected to mains water, and electricity. Private drainage system.

PLANNING & DEVELOPMENT

The property does not lie within a Conservation Area but is Grade II listed.

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 £1,200 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.

EPC

The property is Grade II listed so is exempt from an EPC.

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.

FURTHER INFORMATION

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

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