



## **The Bell Inn**

High Street, Wylde, Warminster, Wiltshire BA12 0QP

- Free House Adjacent to Church
- Centre of Exceptional Village beside Major Trunk Road—A303
- Close to Salisbury
- Beamed Bars & Dining Areas
- Five Bedroom Flat. Car Park (25)
- Flagged Patio & Enclosed Garden
- Rent £25,000 Per Annum

**Leasehold | £20,000**



## LOCATION

The Bell Inn stands in the centre of the highly desirable village of Wylve which lies beside the A303 London to West Country trunk road and also beside the junction of the A303 and A36. Wylve is midway between Salisbury and Warminster, both 9.5 miles away. Wylve gives its name to the River Wylve and the Wylve Valley.

The Bell Inn is a highly attractive stone property surrounded by many other fine village period properties. It is currently closed and available on a new free of tie lease agreement. This is a prime opportunity for a suitable operator to develop a business in a most desirable setting within an excellent catchment.

## PROPERTY

### **GROUND FLOOR**

Front Entrance leading to the MAIN BAR with a seating capacity for approximately 28 and includes herringbone and brick feature walls, upright pillars and beams and a feature large mullioned stone fireplace. Rustic brick constructed Bar Server Counter with polished elm top. This interconnects to the DINING AREA off which is access to the patio and garden. The dining area is split level having part flagstones. A mullion former outside window separates the raised section. Dining facilities for approximately 40.

CATERING KITCHEN with adjoining PREPARATION ROOM with walk in COLD STORE. Refrigerated BEER CELLAR. Side Hallway with access to the LADIES and GENTLEMENS' TOILETS.

### **FIRST FLOOR**

Owners Accommodation comprising FIVE DOUBLE BEDROOMS. Two of which have en suite facilities, one with a bath, the other refitted to a luxury standard with designer bath and king size shower.

### **OUTSIDE**

To one side of the property is access to a CAR PARK with space for around 25 vehicles. To the rear is a mostly enclosed lawned BEER GARDEN (predominantly enclosed) which stands beneath the shadow of Wylve Church. Between the public house and the church grounds is a continental style slate flagstone floor courtyard PATIO with overhead grape vine.

## THE BUSINESS

The Bell Inn was operated by tenants prior to closure. Consequently there are no trading figures available. Interested applicants will need to make their own appraisal as to the business viability.

## TENURE & PRICE

**Leasehold £20,000**

The Bell Inn is offered on a new free of tie lease agreement with a guide rent of £25,000. The rent is subject to RPI indexation increases annually with reviews every five years. The rent payable by quarterly instalments in advance. As the business is closed and requires upgrading a concessionary rent can be negotiated for a limited period. The new lessee will be required to pay £1,200 contribution to the landlord's legal costs. The new tenants will also need to budget to pay a security deposit of one quarters rent.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

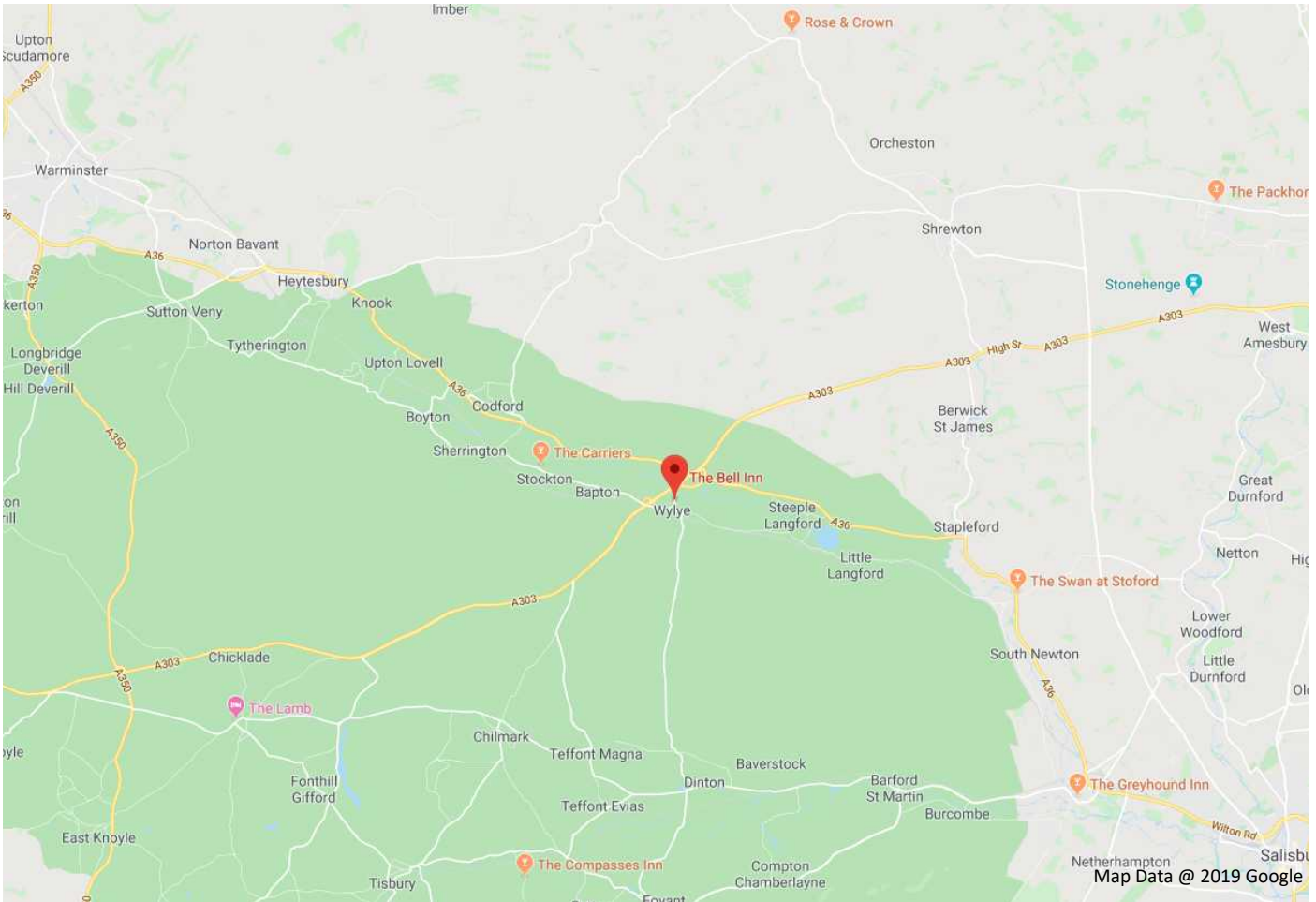


# LICENCE

A Premises Licence is held for the supply of alcohol. Permitted hours are 10.00 am until 11.00 pm Monday to Saturday and 10.00 am until 10.30 pm Sunday.

# SERVICES

All mains services are connected.



More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**120** This is how energy efficient the building is.

Less energy efficient

EPC Reference: 0390-0630-5289-8305-4002

## BUSINESS MORTGAGES – 01834 849795

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