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## Plough Inn

Kington Langley, Chippenham, Wiltshire  
SN15 5PY

### To Let Nil Premium

- Free of tie lease
- Main road location, between M4 and Chippenham
- Bar/restaurant + conservatory/restaurant
- Extensive parking, terrace
- Destination food operation

**SOLE LETTING RIGHTS**  
REF: W-817145

#### VIEWING

Please note the premises are now closed and viewing is strictly by appointment only through Fleurets West & South Wales office.

#### LOCATION

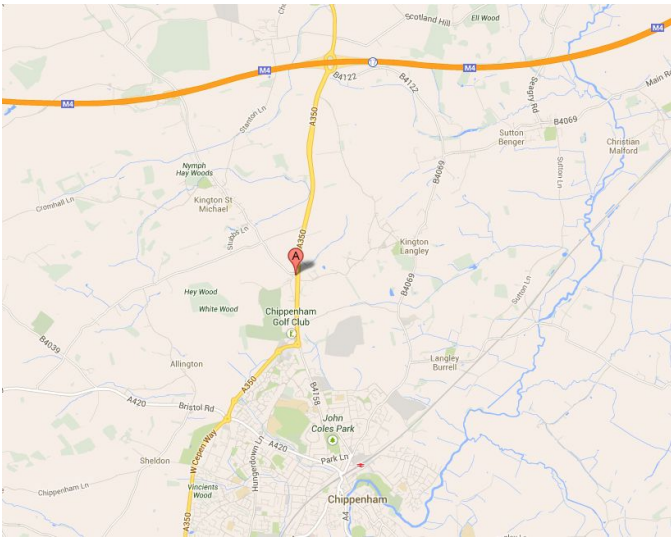
The Plough is located adjacent to the main A350 which links the M4 to Chippenham. It is ideally located to attract destination food trade from the surrounding towns and villages, which include Malmesbury and Chippenham. The villages of Kington Langley and Kington St Michael are a few hundred metres away.

#### DESCRIPTION

Character detached building constructed on ground and first floors with stone elevations under stone tiled roof with a double conservatory extension. Due to its excellent accessible location these premises could be transformed with investment to a major roadside restaurant.

To fully maximise the excellent location, some refurbishment would be recommended.

## LOCATION PLAN



Map data © 2018 Google



## TRADE

The premises have previously operated under a lease and accounts are not available.

Potential exists to develop a strong food led concept attracting both destination and passing trade.

No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

## ACCOMMODATION

### Ground Floor:

**ENTRANCE PORCH** provides access from the front directly to the **MAIN BAR/RESTAURANT**. This split level accommodation provides circa 28 covers plus casual seating areas, wood panel walls, fire place, bay window, beams and wood-fronted bar servery.

**CONSERVATORY/RESTAURANT** accessed from the rear or via the main bar/restaurant, provides space for circa 42 covers, with exposed stone walls and directly overlooks the **TERRACE**. Adjacent to the conservatory is the **COFFEE SERVERY/PREPARATION AREA/RECEPTION**.

**TOILETS:** Gents 2 pods, WC & wash hand basin; Ladies 2 WCs & 2 wash hand basins; Disabled WC.

**TRADE KITCHEN** extractor system, stainless steel lined walls and tiled floor.

**BEER STORE.**

**STORAGE ROOM.**

### First Floor:

**OFFICE, BEDROOM** with EN SUITE BATHROOM, 2 BEDROOMS, SITTING ROOM and SHOWER ROOM.

### External:

**CAR PARK** to the front and rear providing circa 34 spaces.

**TERRACE** - adjacent to the conservatory.

Private **GARDENS**.

## TENURE

A new free of tie lease is offered. Terms to be negotiated. Guide rent: £35,500 per annum. Subject to annual increases in line with the Retail Price Index and 5 yearly rent reviews.

## LICENCE

A Premises Licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:  
Monday - Sunday: 10.00am - 1.00am

Late night refreshment:  
Monday - Sunday: 11.00pm - 1.30am

Live music:  
Monday - Sunday: 12noon - 12midnight

Recorded music, dancing:  
Monday - Sunday: 10.00am - 1.00am

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## BUSINESS RATES & COUNCIL TAX

The property is in the area administered by Wiltshire Council and the Rateable Value is £15,000. The domestic accommodation is within Band D for Council Tax purposes.

Tapered rates relief might apply to this property.

## SERVICES

We have been advised the premises are connected to mains water, electricity and drainage. Gas is available but at the time of inspection not connected. Cooking via LPG.

## PLANNING & DEVELOPMENT

The premises are Grade II Listed, but they are not within a conservation area.

## REQUIRED CAPITAL

Applicants must be able to demonstrate minimum capital of £30,000 to cover purchase of the landlord's inventory, stock and glassware at valuation, pay one quarter's rent and insurance and cover legal fees, stamp duty and working capital.

## APPLICATION PROCEDURE

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cashflow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets West & South Wales office on 0117 923 8090.

## FURTHER INFORMATION

- i) The lessee will be responsible for a contribution of £1,250 + VAT towards the landlords 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 purchasers should consult their accountant for professional advice in this respect

## EPC

This property has an EPC rating of C.

## FINANCE

For further information on financing your acquisition and/or guidance on your ability to raise funds for acquisition, please contact your local Fleurets office.

## FURTHER INFORMATION

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

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## SITE PLAN



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