



# Fleurets

Leisure Property Specialists



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## Hungerford Arms

Farleigh Hungerford, Bath, Somerset BA2 7RX

### To Let Free of Tie

- Adjacent to Farleigh Castle
- Views over Westwood Valley
- Accessible from Bradford-on-Avon, Trowbridge & Frome
- Character bar, restaurant with views
- 2 letting rooms & 4 bed private accommodation, gardens & terraces

**SOLE LETTING RIGHTS**  
REF: W-93443

Please note the premises are currently closed. Viewing is by appointment through Fleurets West & South Wales office.

#### LOCATION

Farleigh Hungerford is located on the A366 which links Trowbridge to Radstock. The hamlet of Farleigh Hungerford benefits from being adjacent to Farleigh Castle, an English Heritage visitor attraction, and is easily accessible with main road links (A366 and A36) to Radstock, Frome and only 9 miles from Bath.

The Hungerford Arms benefits from good visibility from the A366 and excellent views over Westwood Valley and Farleigh Castle. The area is particularly popular for walkers.

#### DESCRIPTION

The Hungerford Arms is a detached stone built building with extensions to the rear. Internally there are many character features including fireplaces, beams and exposed stonework.

Of particular benefit are the views from the restaurant over the Castle. The private accommodation is particularly spacious with 4 bedrooms and in addition there are 2 en suite letting rooms. The garden/terrace offers excellent potential for improved external trading areas. We would strongly recommend a visit to the area to appreciate the character of the pub and the beauty of the surroundings.

## LOCATION PLAN



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## TRADE

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

Licensed trade experience and appropriate qualifications will be required.

The Hungerford Arms is currently closed but is suitable for a destination food house which will benefit from tourism to the area.

## ACCOMMODATION

### Ground Floor

Main entrance door provides access to the BAR with large curved wood fronted bar servery, 2 feature fireplaces, 3 windows, beams and exposed stonework. The bar links via a few steps to the RESTAURANT which benefits from large curved glazed windows overlooking Farleigh Castle. There is currently no inventory in situ, it is anticipated this room could hold 35-40 covers.

GARDEN ROOM with views over Westwood Valley and access to terrace.

TRADE KITCHEN in 2 sections.

BEER STORE

TOILETS

Ladies: 2 WCs and wash hand basin

Gents: Urinal, WC and wash hand basin

Further Ladies with WC & wash hand basin (adjacent to Garden Room)

### First Floor

Private accommodation - SITTING ROOMS with feature windows, 4 BEDROOMS, BATHROOM with bath and wash hand basin. Separate WC. SHOWER ROOM with shower, WC & wash hand basin.

LETTING ROOMS - there are two potential en suite letting rooms (one at ground floor, one at first floor). It should be noted that the fittings have been removed.

## External

CAR PARK providing circa 25 spaces.

TERRACE area to the rear of the pub, leading to GARDENS with extensive views.

In addition there are extensive further grounds comprising woodland and steps providing access to Farleigh Castle.

## TENURE

A new free of tie lease will be offered. Terms to be negotiated. Guide rent £30,000 per annum.

## LICENCE

A premises licence prevails, the main licensable activities being:

Sale by retail of alcohol for consumption on the premises,

Recorded music indoors only:

Monday - Sunday: 11.00am - 11.00pm

## BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Mendip Council and we are advised that the current Rateable Value is £9,500. The domestic accommodation is within Band C for council tax purposes.

## SERVICES

We are advised the premises are connected to mains water and electricity. LPG. Drainage to be confirmed.

## PLANNING & DEVELOPMENT

Please note the property is Grade II Listed but is not situated within a Conservation Area.

## MINIMUM CAPITAL REQUIRED

There is currently very little inventory in situ, therefore new inventory will need to be acquired, plus funds will be required to cover stock and glassware, one quarter's rent and insurance, legal fees, stamp duty and working capital.

## APPLICATION PROCEDURE

Applicants are requested to complete a 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 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 purchasers should consult their accountant for professional advice in this respect.

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT

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## EPC

**Energy Performance Certificate**   
Non-Domestic Building

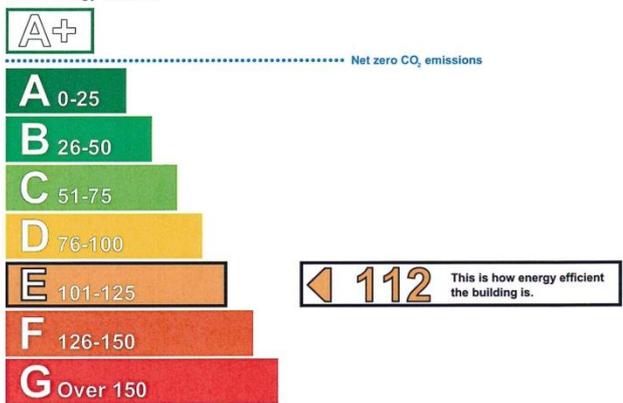
Hungerford Arms  
Farleigh Hungerford  
BATH  
BA2 7RX

**Certificate Reference Number:**  
0207-9144-8330-5900-3103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

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

Less energy efficient

Technical information		Benchmarks	
Main heating fuel:	LPG	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	<b>46</b>	→ If newly built
Total useful floor area (m <sup>2</sup> ):	359	<b>61</b>	→ If typical of the existing stock
Building complexity (NOS level):	3		

## DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.



## FURTHER INFORMATION

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

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