

The Somerset Arms

74 High Street, Semington, Trowbridge, BA14 6JR

FREEHOLD / Guide Price £450,000 PLUS VAT

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes



01908 731 320

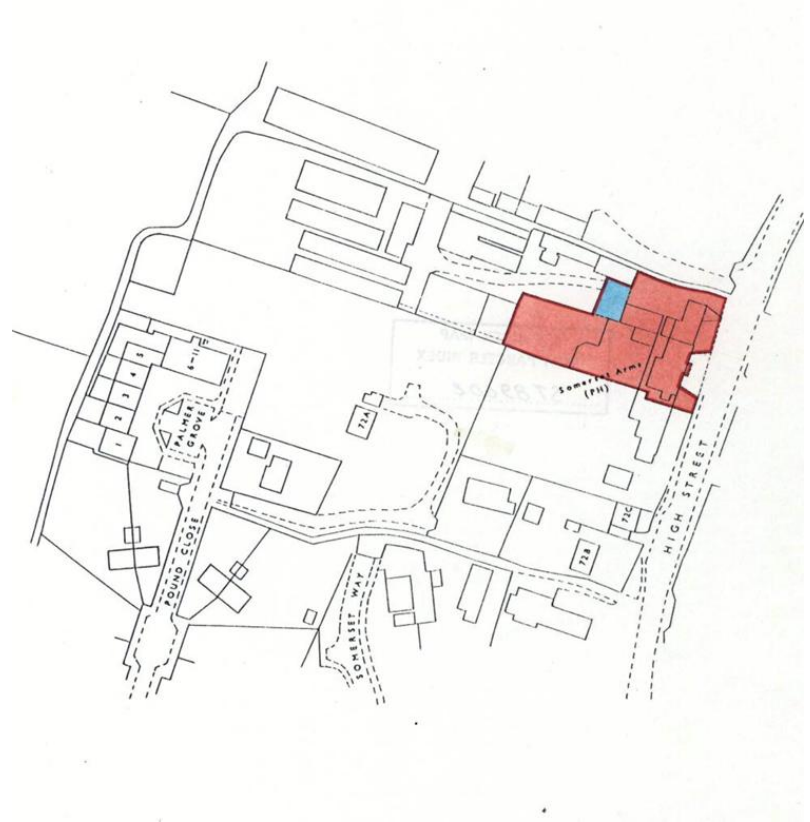
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Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE DETAILS FOR EXTENT OF OWNERSHIP



The Property

THE PROPERTY

Opportunity

The Somerset Arms is a detached, roadside public house situated on the High Street in village of Semington. The property is available for sale freehold and presents an opportunity for a new operator to create a new venue to serve the local community and surrounding area.

Location

Semington is located between Trowbridge (approximately 3.5 miles south west) and Melksham (approximately 3 miles north) at the junction between the A361 and A350. The pub is situated on a plot measuring approximately 0.4 acres and can be found at the northern end of the High Street in the Historic Core of the village.

Arrangement

The property has a number of desirable features, all of which can be utilised for income generation. Internally, the premises has two principal trade areas; a public bar and restaurant, with an additional private dining area. A large commercial kitchen with a walk in cold room, separate store and wash-up area, above ground cellar and WCS complete the ground floor. Feature fireplaces can be found throughout.

Three letting rooms are available within the rear wing at first floor, with the manager's accommodation and staff welfare facilities laid out across the first floor at the front of the building.

Externally, a vehicular access to the side of the building serves a large tarmac customer car park. A patio area with smoking solution is also available to the rear.

Land to the front of the site (between the pub building and road) has been used for additional parking and customer seating.



Sales Information

SALES INFORMATION

Licensing

Please contact us for premises licence details.

Rates

The property is situated in an area administered by Wiltshire Council. The 2023 Rateable Value has been assessed at £21,000. The ancillary accommodation falls within council tax band A.

Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

Planning

The property is Grade II listed. The property has a Sui Generis public house use. The property may be suitable for alternative uses including community uses subject to obtaining the necessary planning consents.

The property was designated an Asset of Community Value by Wiltshire Council on 17/05/2023.

Services

Prospective purchasers should make their own enquiries with regard to confirm the types of utility connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

This property's current energy rating is C.

Ownership

The property is held under titles WT116264 and WT108693.

Please note that the "Old Pig Barn" is not owned by the vendors. This property has a right of way over the access.

Restrictive Covenant

The vendors will apply a restrictive covenant to the property and site to ensure its continued use as a public house or alternative commercial or community use.

Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction where possible.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title, assuming any issue raised cannot be covered by title indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.