

Wednesday, 04 December 2024

RE: Kings Arms, 79 Wyke Road, Hilperton Marsh, Trowbridge, Wiltshire, BA14 7NZ

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Wednesday, 11 December 2024**.

The following information will be required if you wish to submit an offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

**FOR SALE FREEHOLD – GUIDE PRICE: £350,000 + VAT
KINGS ARMS, 79 WYKE ROAD, HILPERTON MARSH,
TROWBRIDGE, WILTSHIRE, BA14 7NZ**



- Character public house situated in the popular Wiltshire village of Hilpertons Marsh
- In close proximity to the Kennet and Avon Canal
- Prominently located on a busy roundabout with good levels of passing traffic
- Plot size of circa 0.91 of an acre
- The property will appeal to local licensed operators, developers, builders and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

Hilperton Marsh is a popular semi-rural village near to the Kennet and Avon Canal located in the county of Wiltshire. The county town of Trowbridge is located around 2 miles to the south of the village.

The Kings Arms sits in a prominent position next to a busy roundabout along Wyke Road, Marsh Road (B3105) and Hammond Way (B3106) on the edge of Hilperton Marsh, adjacent to the Kennet and Avon Canal. Nearby properties include residential dwellings and a Texaco petrol station with a small convenience store.

Property Description

A Grade II listed two storey detached property of brick construction with painted elevations under a tiled roof, with later single storey additions.

Accommodation

The ground floor comprises of an open plan interlinking bar and lounge set around a central servery. The bar currently has a dedicated games area for pool and darts. The lounge has the potential to accommodate in the region of 40 covers.

Ancillary areas include customer WC's, disabled WC, catering kitchen, ground floor beer store and various storage areas.

The private living accommodation is situated across the first floor and comprises of two double bedrooms, lounge, kitchen, office, store, bathroom and a WC.

Externally there is a trade patio and grass beer garden to the side which can accommodate around 10 picnic tables. The pub has a large car park for circa 60 vehicles. To the rear of the pub is a fenced off area which is used as a bin store and for additional storage.

The property's ground floor Gross Internal Area is around 2,856 square feet and it sits on a plot size amounting to circa 0.91 of an acre.

The site is likely to be of interest to local and regional public house and restaurant operators, retailers, property investors and developers.

Tenure

Freehold. The property is held under two Title Numbers WT113471 & WT32978. The Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed. It is not within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Saturday 11:00 to 23:00
Sunday 11:00 to 22:30

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £2,800 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: George Walker
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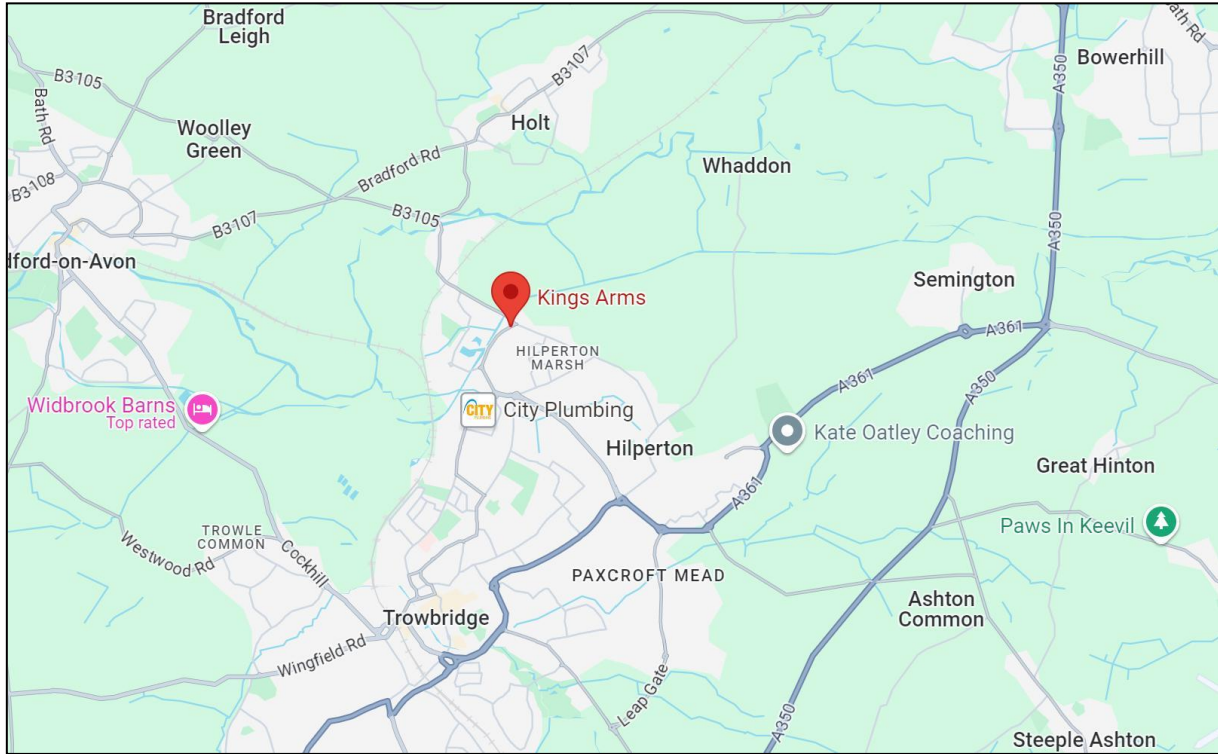


Contact: Richard Tole
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Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

