



**THE CHISELDON SMOKEHOUSE BAR & GRILL**

**CHISELDON, NR SWINDON, WILTSHIRE**

**SN4 0LU**

**Ref: 339**

**£29,500**

- **PROFITABLE WILTSHIRE VILLAGE PUBLIC HOUSE**
- **ANNUAL SALES CIRCA £250,000 (NET OF VAT) WITH GREAT SCOPE**
- **REFURBISHED INTERNAL TRADING SPACE IN NOVEMBER 2018**
- **GREAT SCOPE TO IMPROVE TRADE – ILL HEALTH FORCES SALE**
- **WELL PRESENTED PREMISES WITH LOUNGE BAR, DINING AREA & RESTAURANT**
- **FABULOUS OUTSIDE SPACE WITH MULTIPLE TRADING AREAS**
- **THREE BEDROOMED SELF-CONTAINED HOME**
- **FREE OF TIE FOR WINES AND SPIRITS RENT ONLY £28,000 PER ANNUM**

**£29,500** for the valuable leasehold interest, quality fixtures and fittings plus goodwill. Stock at valuation will be extra upon completion.

There may also be a rent deposit payable to the Landlords.

For further information please call:  
Bruce Sprosen on **07467 947296**

**BATH**

3 Edgar Buildings, George Street, Bath BA1 2FJ

**LONDON**

71-75 Shelton Street, Greater London, WC2H 9JQ

**CONSULTANCY  
LETTINGS  
SALES  
VALUATIONS  
INVESTMENTS**

## LOCATION

The Chisledon Smokehouse (formerly known as The Patriot Arms) enjoys a prominent position fronting the main road through the village.

Chisledon lies on the edge of the Malbrough Downs a mile south of the M4 Motorway at junction 14.

This lovely village has a primary school and is full of affluent residents who work in the nearby many towns and cities that are easily accessed from the M4 Motorway.

## THE BUSINESS PREMISES

Were completely refurbished in November 2018. All presented in fine condition.

### Main Entrance Vestibule



### Bar Seating Area 1

With panelled bar which is stripped wood and part and painted surround and seating of around 20 quality table and chairs. There is a wood grain effect covering and part stone floor.

### Main Bar Seating Area



Is a mixture of booths and tables and chairs and seats around 30, with a flat screen TV which shows Sky Sports.

At the end of the bar area is a further seating area there is stripped wooden floor and part stone walls with booths and tables for around 30.

### Restaurant Area

Seats around 30 and has access to a lovely garden area



### Bar Servery

Is very well fitted with back bar refrigerator, glass washer and CCTV.



### Commercial Kitchen

The main kitchen has an array of stainless equipment including a six-ring oven and hob, overhead extraction, stainless steel serving unit with light gantry, pizza oven and non-slip floor.

The prep/wash up area has a deep double bowl stainless steel sink unit, Nelson dishwasher and further array of stainless-steel tables and shelving.

### WCs

There are good quality WCs.

### First Floor Home

Is self contained and well presented. Including

**Large Lounge** with double aspect dado rail and picture rail. Steps to second landing.

**Bathroom** with modern white bathroom suite, with electric shower over.

**Two Small Double Bedrooms One small Bedroom** plus a

**Private Kitchen**

### Outside Front Area

There is picnic bench seating for around 20

### Lovely Beer Garden

Which has seating for around 50 in lovely lawned gardens. There is also a covered inside/outside patio which seats around 40.



### Car Park

Parking spaces for 60.



### Smokehouse

There is a purpose build Smokehouse to the rear of the kitchen areas housing a hot smokers and a cold smoker.

### THE BUSINESS

Has been owned and operated by our clients for the past 5 years. Our clients have other business interests which is the reason for the proposed sale.

The business offers a good quality food offer while trade is also driven from showing sports on TV.

Full accounts will be released post viewing, annual sales are circa £250,000 net of VAT.

We believe there is significant scope to increase this trade.

### TENURE

The business is subject to a 10 year renewable lease under the terms of the landlord and tenant act 1954.

The current agreement expires in 2024 but is fully renewable at that time.

Annual rent is currently £28,000 and the business trades free of tie in respect to wines and spirits. There is a tie to the EI Group in respect to draft beer and cider.

### VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.