

## **The Old Bear Inn**

Staverton, Trowbridge, Wiltshire, BA14 6PB



### **For Sale Freehold Licensed Premises Guide Price: £525,000 Sole Selling Agent**

- Attractive Grade II Wiltshire village pub
- Prominent main road position fronting the B3105
- Turnover of £413k (net of VAT) achieved in year ending December 2019
- Alternate use opportunity subject to obtaining the necessary permissions

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## Location

Staverton is a semi-rural Wiltshire village located approximately 2 miles north of Trowbridge and 3 miles east of Bradford-on-Avon. The village is positioned between the B3105 and B3106 within close proximity to the River Avon. The pub fronts New Terrace Road (B3105) and benefits from existing trade from nearby towns and villages such as Bradford-on-Avon, Trowbridge, Melksham, Holt and Hilperton.

## Accommodation

The Old Bear Inn is a Grade II listed two storey property of stone construction beneath a pitched slate roof with single storey extensions to the rear. The ground floor comprises a central servery with interlinking bar and restaurant areas accommodating 50 covers. There is a further function room area with a dedicated servery for a further 60 covers. Ancillary areas comprise two sets of customer WCs, large catering kitchen and prep room, cold beer store, dry store and a boiler cupboard. The private accommodation is located on the first floor and includes three bedrooms, a bathroom and an office. Externally to either side and to the front there are trade areas with dedicated customer seating. The pub benefits from an external bin store and a large car park to the side for circa 30 vehicles.

## Historic Turnover Figures (net of VAT)

2014	2015	2016	2017	2018	2019
£497,293	£513,081	£501,762	£475,949	£449,925	£413,888

The property has a ground floor Gross Internal Area of approximately 4,870 square feet and sits on a plot of circa 0.43 of an acre.

The Old Bear Inn presents an opportunity to acquire the freehold of a popular Wiltshire village pub. The property may be of interest to investors as well as local and regional licensed operators and restaurateurs given its recent trading performance.



**01225 789 343**

The Bank, 18 Newbridge Road, Bath BA1 3JX  
bath@jamesabaker.co.uk www.jamesabaker.co.uk

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The land tinted pink relates to a conveyance dated 22 December 1977 and the land tinted blue relates to a conveyance dated 26 June 1987.

## General Information

### Rating

The current Rateable Value is assessed at £28,000. The Coronavirus business rates relief applies to this property meaning business rates are not payable for the 2020-2021 tax year with extensions.

### Licences

The property currently possesses a Premises Licence.

### Services

The property is connected to mains services.

### Trading

The premises will reopen for trade in May 2021 in line with the government's road map.

### Tenure

The property is for sale freehold with vacant possession.

### Fixtures and Fittings

The purchaser will have the ability to purchase trade fixtures and fittings subject to an inventory valuation.

### Energy Performance Certificate

An EPC is available upon request.

### VAT

VAT is not applicable on the sale of this property.



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## Agent Details

For further details please contact



**Charlie Noad**  
**Agency Surveyor, Bath**  
**07780599698**



**charlie@jamesabaker.co.uk**

## Disclaimer

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2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers 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 item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
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