



# Farmers Hotel

1 Silver Street, Warminster, Wiltshire BA12 8PS

**Tenure**

**Freehold**

**Price**

**£495,000**

- Prominent town centre hotel in Warminster
- Close to national and independent occupiers
- 16 bedrooms, most with en suite facilities
- Ground floor restaurant & guest lounge
- Fully-equipped commercial kitchen

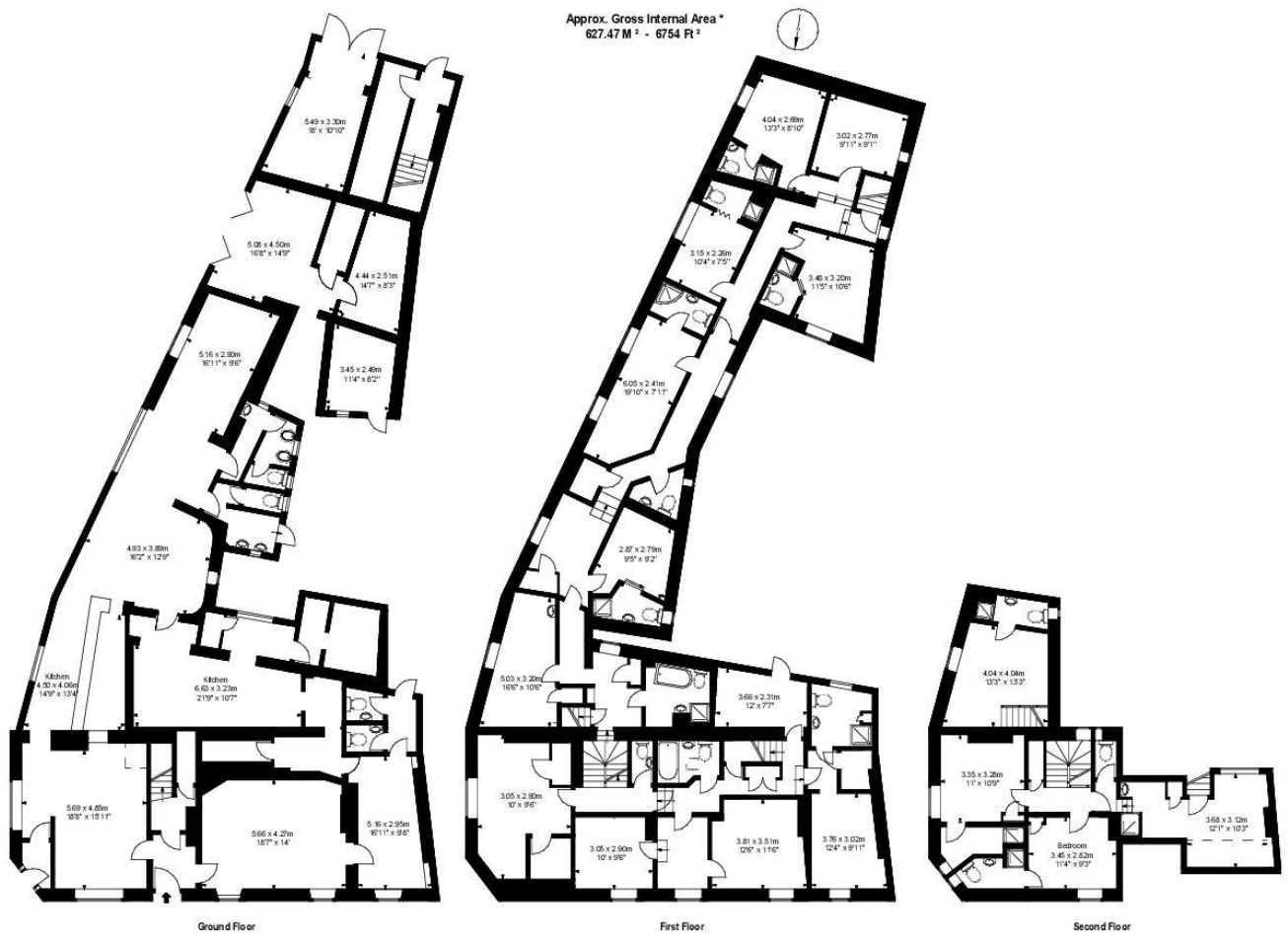


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\*As Defined by RICS - Code of Measuring Practice



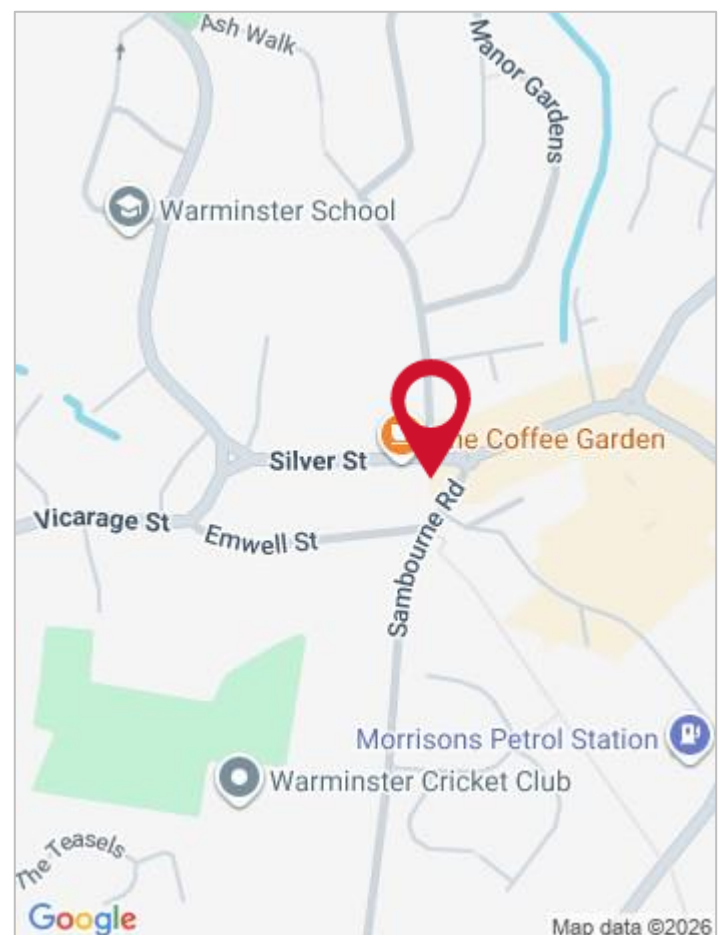
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## Location

The property is located in Warminster, a historic market town on the edge of the Salisbury Plain in Wiltshire. Warminster is situated approximately 16 miles southeast of Bath, seven miles east of Frome, and 18 miles east of Shepton Mallet. The town is well connected in terms of transport, with the A303 just seven miles to the south and the A36 connects Warminster with Bath to the northwest and Salisbury to the southeast. The property occupies a very prominent position on Silver Street, at its junction with George Street and Sambourne Road, in close proximity are a number of independent and national retailers, restaurants and cafes, including Domino's, Loungers and Coffee#1.

## Description

The property comprises a Grade II Listed 18th Century hotel of painted brick construction laid out over ground and two upper floors. The building retains many of its historic features, including sash windows, a pitched slate roof and a chamfered corner entrance. The property is L-shaped, with a return onto Sambourne Road and has been extended over time to include adjoining properties to either side of the original three storey building. An enclosed yard at the rear of the building accommodates storage and outbuildings.



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## Trade

Farmers Hotel has been in family ownership for over 50 years and is now being offered to the market with potential to reposition the business or explore other uses for this substantial property. The Farmers Hotel has operated as a hotel and restaurant, offering long and short-stay accommodation, alongside the restaurant, which has been open to the public as well as hotel guests. The town centre location and proximity to key attractions in the area, such as Longleat Safari Park, makes this an ideal opportunity to attract trade from both local residents and visitors to the region.

## Accommodation

### Ground Floor

Access to the property is from Silver Street, which leads into an entrance porch, with doorways into the ground floor customer areas, with a staircase leading up to the first floor accommodation. The ground floor trading areas are split into a main restaurant space and a guest lounge. The restaurant area has two seating areas either side of a wooden bar servery, with tables and chairs for 50 customers. The guest lounge has sofas and armchairs to seat a further 20 customers. To the rear of the restaurant is a fully-fitted commercial kitchen with extraction system. Adjoining the kitchen are a wash-up area and food prep area. Ancillary accommodation at ground floor includes a temperature-controlled beer store, male and female customer WCs, and dry and cold storage areas.

## First Floor

The first floor is laid out to provide 11 letting rooms, six of which benefit from en suite facilities. One bedroom is currently in use as a manager's office. Two bathrooms are located off the hallway for shared use of hotel guests, with a further two separate WCs.

## Second Floor

At second floor are a further four letting rooms. Three of the bedrooms benefit from en suite facilities and a WC is located off the hallway at second floor level.

## External

Adjacent to the hotel is a single parking space. At the rear of the hotel is an enclosed yard which houses a walk-in cold store and is used for general storage.

## Tenure

The property is held freehold.

## Planning

The property is Grade II Listed and situated within a conservation area.

## Licence

A premises licence prevails, the main licensable activities being:

### Sale of Alcohol

Every day 10:00 – 00:00

### Recorded Music (Indoors)

Every day 00:00 – 00:00

## Business Rates

The property is in an area administered by Wiltshire Council.

Rateable Value £12,500 (2023) & £12,850 (2026).

Confirmation of actual rates payable should be obtained from the Local Authority.

## EPC

The property has an EPC rating of C.

## Services

The property is connected to all mains services.



## Viewing

Strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090.

## VAT

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.

## Money Laundering

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

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

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