



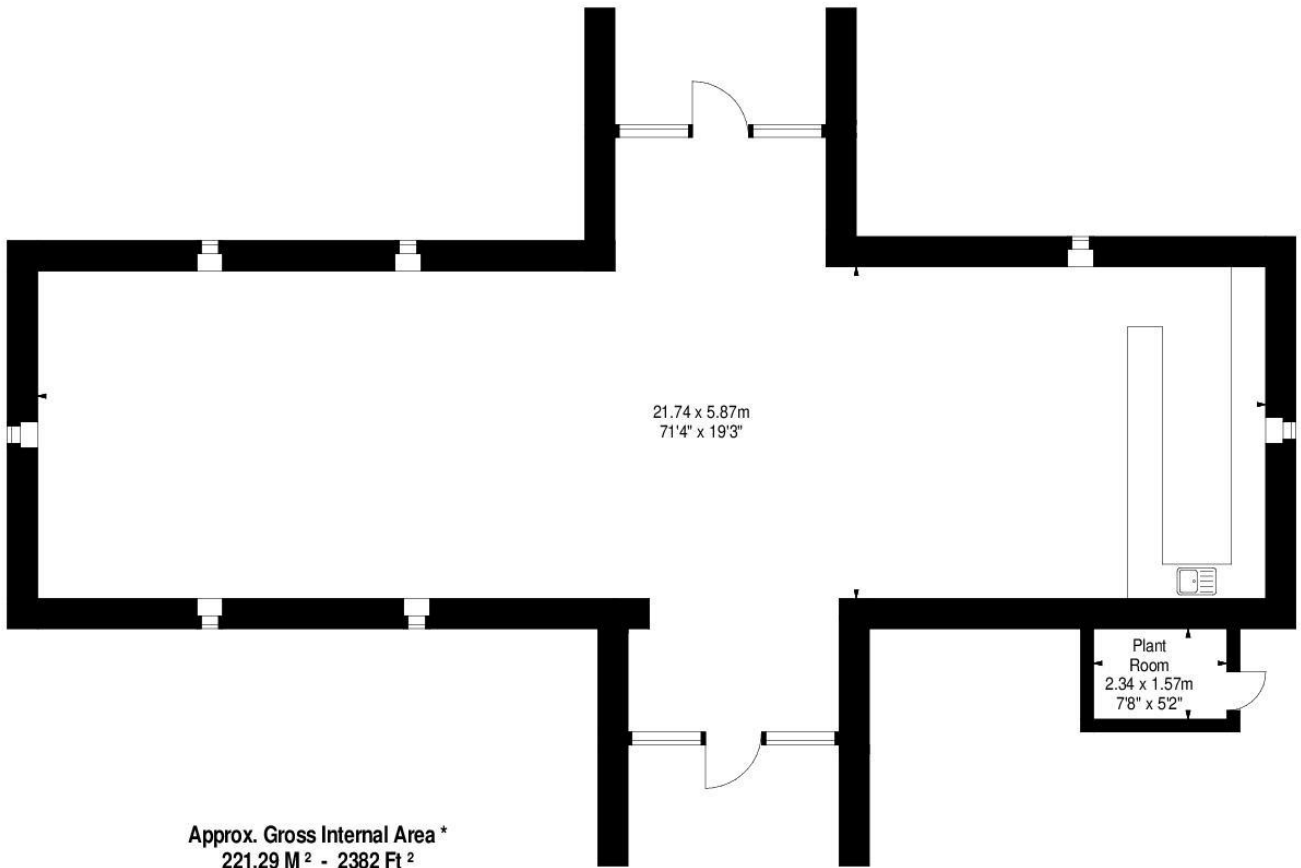
The Flying Monk Café

1 Bradfield Manor Farm, Malmesbury, Wiltshire SN14 6EU

Tenure
To Let

Price
Nil Premium

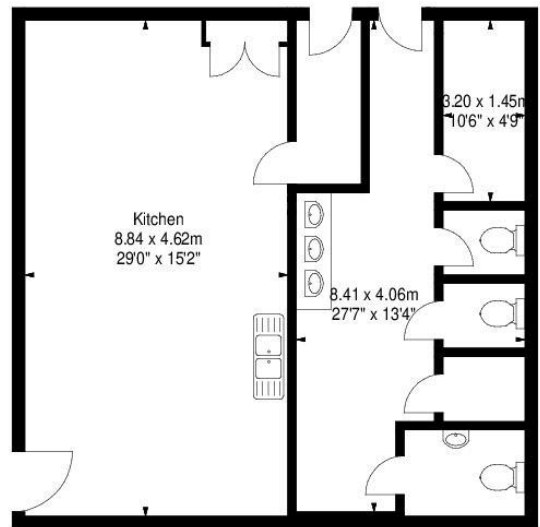
- Established trading opportunity
- Character refurbished barn
- Outside seating
- Ample parking
- 5 miles to Malmesbury, 10 miles to Tetbury, 7.5 miles to Chippenham



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice





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Location

The Flying Monk Cafe benefits from a semi-rural position close to the villages of Hullavington and Norton and easily accessible from the A429 which links the M4 to Malmesbury.

As well as being surrounded by popular and affluent villages, The Flying Monk Cafe is only five miles from Malmesbury, 7.5 miles from Chippenham and 10 miles from Tetbury. This accessibility and the willingness of people to travel a few miles to an interesting characterful location has enabled The Flying Monk Cafe to trade successfully for the past few years. In particular, it should be noted The Flying Monk Café attracts considerable trade from cyclists.

Description

The Flying Monk Cafe is operating within a large, characterful, refurbished barn and easily has space for in excess of 75 covers, in addition to casual standing and relaxing areas. In an adjacent separate building there is a fully refurbished kitchen plus four toilets. Outside there are paved seating areas and a large, unmarked car park.



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Trade

The owners currently trade the premises and are now looking to focus on other business ventures and let The Flying Monk to enthusiastic operators who can benefit from the established trade which the owners have built up. The premises currently only trade Wednesday to Sunday 10am-4pm and have proven accounts for 2025 showing a turnover of £352,898, in addition there is potential for evening opening and longer trading hours during the week (subject to the necessary consents being obtained).

It should be noted the owners have previously operated the Flying Monk brewery and this will close and therefore there is the potential to change the name if required from Flying Monk Cafe. Our clients do have a coffee roastery adjacent to the Cafe and there will be an expectation for a tie to be in place on coffee sales to our client's brand.

Accommodation

The substantial barn, which houses the cafe/restaurant/bar is accessed from two entrance points, both with large feature glazed doors. The main building is constructed from stone and internally there are interesting stone elevations with feature beams to the ceiling. There is a bar servery with corrugated front to one end with the rest of the space being available for dining, providing space for at least 75 covers.

The kitchen is located in an adjacent building and has been fully refurbished, providing lined walls, extractor system, stainless steel units, double sink etc.

Toilets, again fully refurbished - 4 toilets (including accessible WC).

External

To both sides of the premises are terraced areas, at the front there is space for circa 7-10 tables and to the rear there are currently two tables but space for more if required.

Car park - there is a large level unmarked car park.

Tenure

Our clients wish to create a new tenancy, the term length can be flexible from 3-10 years. The freeholders will remain responsible for the main structure and maintaining the car park. The guide rent is £25,000 per annum but a concession will be granted in year one to £20,000 per annum.

Inventory

The inventory is currently owned by our clients who are willing to allow use of the inventory or purchase by negotiation.

Planning

The property is Grade II Listed but not situated within a Conservation Area.

Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol

Sunday	10:00 - 18:30
Monday to Thursday	08:30 - 18:00
Friday	08:30 - 23:00
Saturday	10:00 - 23:00

Current Opening Hours

Sunday	10:00 - 18:30
Monday to Thursday	08:30 - 18:00
Friday	08:30 - 18:30
Saturday	10:00 - 18:30

Extended for occasional booked events on a Friday and Saturday until 23:00

Business Rates

The property is in an area administered by Wiltshire Council.

The Rateable Value will need to be reassessed or apportioned.

The tenant will be responsible for paying the rates.



EPC

The property has an EPC Rating of D.

Services

We are advised that the premises connected mains water and drainage. LPG plus oil.

Viewing

Strictly by appointment 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** or contact:

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