



Well-presented character detached pub located in a popular Wiltshire village just off the A36. Offering an Attractive Open Plan Main Bar & Dining Area (40+), well equipped Commercial Catering Kitchen with Ancillary Facilities, impressive family sized 3 Double Bedroom Owner's Accommodation with Sitting Room and Kitchen/Dining Room, attractive Trade Terrace (30+), Owners Private Garden Area and Forecourt Car Parking. An exciting home and business opportunity which is currently closed, but which undoubtedly offers tremendous potential and must be viewed.

THE WOOLPACK
31 HIGH STREET, SUTTON VENY, WARMINSTER, WILTSHIRE, BA12 7AW

FREEHOLD GUIDE PRICE: £315,000 PLUS VAT

REF: 4876

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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THE PROPERTY

The Woolpack is a character detached village pub which is well presented and equipped and which unfortunately closed in December 2022. This attractive and well proportioned country pub offers a delightful blend of classic and modern elements and briefly comprises:- Attractive Open Plan Main Bar & Dining Area (40+), well equipped Commercial Catering Kitchen with Ancillary Facilities, and 3 Double Bedroom Family Sized Owner's Accommodation with a Sitting Room, Kitchen/Dining Room and a Family Bathroom. Externally, the property benefits from an Attractive Patio Terrace (30+), an Owner's Private Garden Area and a Forecourt Parking Area. The Woolpack offers a quintessential slice of village life and a viewing is strongly recommended to fully appreciate all that this well presented property and turnkey business opportunity has to offer and the potential that exists.



SITUATION

The Woolpack occupies a prominent and visible, landmark trading position in the centre of the popular and sought after village of Sutton Veny, just off the A36. With an active community, the village offers a highly regarded primary school and has recently been voted West Wiltshire's "Best Kept Village" for 2025. Warminster (2 miles) offers a variety of shops and amenities including a Waitrose supermarket, as well as a station (Salisbury to Bristol line). The Roman City of Bath (21 miles), and the Cathedral City of Salisbury (19 miles), both offer a wider range of shops, cultural and recreational facilities. Trains from Westbury to London (Paddington) take about 1hr 20mins and from Salisbury to London (Waterloo) about 1hr 30mins. There is a wide selection of both state and private schools in the area, and many renowned places of interest to visit in the locality including the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.



INTERNAL DETAILS

Main Customer Entrance Door to the front leading into the **Main Bar & Dining Area** an attractive and easy to run open plan room with part stripped wood and part carpeted flooring, 2 feature fireplaces, one with an inset wood burner, the other is disused, part exposed brick walls, feature bay windows to the front, wall mounted menu boards, feature display shelving and wine racking, range of freestanding wooden tables, chairs, and stools comfortably seating 40 customers plus standing room. Painted timber fronted **Central Bar Servery** with a polished timber topped serve over counter, fitted with a range of associated back bar fittings, display shelving and optics, with non-slip flooring, 2 glass fronted bottle fridges, commercial coffee machine, electronic cash register, coffee grinder, glass fronted serve over refrigerated display counter, commercial glass washer and hand basin. **Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls and being fitted with a range of commercial catering equipment to include:- extractor system with gas interlock, 6 burner range, twin table top deep fat fryer, warming cabinet, eye level grill, turbofan oven, commercial microwave oven, 2 door under counter commercial freezer, upright commercial fridge, stainless steel work benches with shelving below, extensive stainless steel shelving, twin deep bowl stainless steel sink unit and a commercial dishwasher. **Beer Cellar** temperature controlled on the ground floor. **Storeroom** with racked storage shelving and the oil boiler. **Ladies & Gents WC's**.



OWNER'S ACCOMMODATION

Situated on the first floor is the well appointed, family sized owner's apartment which briefly comprises:- **Sitting Room** with aspect to the rear. **Kitchen/Dining Room** fitted with a range of base and wall mounted kitchen units and complementary worksurfaces. Part wood panelled walls. **Bedroom 1** a double room with aspect to the front. **Bedroom 2** a double room with aspect to the front. **Bedroom 3** a double room with aspect to the front. **Family Bathroom** fitted with a bath and a separate shower cubicle.

EXTERNAL DETAILS

The pub stands in the centre of the village with a **Forecourt Parking Area** to the front. To the rear of the property is a lovely **Patio Trading Terrace** being fully enclosed with a raised timber decked area, feature lighting, borders and wooden bench seating for around 30 customers. Beyond this is an **Owner's Private Garden Area** which is fully fenced.



THE OPPORTUNITY

The Woolpack is presented to a high standard throughout and previously traded as a quality destination village pub and restaurant, located in the popular and sought-after Wiltshire village. The pub closed in December 2022 and our clients have moved on to new projects and careers. The potential to reestablish the trade is apparent, given the overall condition of the property which is still fully equipped with quality fixtures, fittings and trade inventory, making it ready to trade with limited additional investment required. The Woolpack represents an excellent opportunity to re-establish this well-regarded business, whilst diversification of the business should also be considered with new custodians being free to develop their own trading style, subject to the appropriate permissions. Many public houses that have ceased trading are left in a very poor condition, but this is not the case with The Woolpack and there is potential for hands on owner operators, or for commercial investors alike. The sale of The Woolpack represents an excellent opportunity to purchase an impressive country village pub and restaurant with family sized owner's accommodation. The Woolpack is a special place to live and work and a viewing is essential in order to appreciate the full potential that exists.



SERVICES

We are advised that mains water and electricity are connected to the property, LPG is used for cooking and there is oil fired heating and hot water. There is a private drainage system.

RATING

The rateable value on the 2023 list is £5,250. 100% Small Business Rates Relief will be available to eligible parties. For further details please contact the local authority, Wiltshire Council.

EPC

E – 109.



FLOOR PLANS

Available upon request.

GUIDE PRICE & TENURE

£315,000 plus VAT for the valuable freehold interest and the trade inventory.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262. Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.