

# For sale

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Inn with the Well  
Ogbourne St George  
Marlborough  
Wiltshire  
SN8 1SQ



## Highlights

- Sought after village location
- Close to Ridgeway Trail & a number of tourist attractions
- Bar (20)
- Six en-suite guest bedrooms
- Restaurant (24)
- Three bedroom owners accommodation
- EBITDA of £80,000
- Energy rating - D

## Overview

The Inn with the Well is a substantial detached property of traditional construction with rendered and painted elevations. The property is believed to originally date from the 17th century when it was built as a coaching inn. The premises benefit from the later addition of a purpose built accommodation block.

The property occupies a well proportioned plot with a beer garden and customer car parking.

## Location

The Inn With The Well is located in the sought after village of Ogbourne St George in the county of Wiltshire. The pub occupies a prominent roadside position on entering the village from the A346 and is a short distance from the market town of Marlborough and it's leisure and retail facilities.

The village is a highly desirable and popular residential location with a well regarded primary school and sits upon the famed Ridgeway National Trail. The trail is extremely popular with walkers all year round and attracts a number of visitors to the area.

The village is an ideal location to

explore the region with a number of popular attractions such as the World Heritage City of Bath, Longleat Safari Park, the market town of Cirencester, Westonbirt Arboretum, the Cotswolds and the championship golf course at Bowood and the world heritage site of Stonehenge all within an hours drive.

The village has well developed transport links with the M4 being approximately 3 miles away and a mainline railway station at the nearby town of Swindon (8 miles).

## Internal details

The Inn with the Well offers two ground floor trade areas with a traditional bar (20) with attractive exposed stonework and feature log burning stove and restaurant area (24) separated by a stone built bar servery.

In addition to the trade space there are customer toilet facilities, a commercial kitchen with extraction, cellar and service yard.

The guest accommodation is located in a purpose built accommodation wing.

## Guest accommodation

There are six well proportioned en-suite guest bedrooms comprising: Three double bedrooms, two twin bedrooms and a family room.

Four of the rooms are located on the ground floor with a further two guest bedrooms on the first floor.

All of the rooms are presented to a good standard and have tea and coffee making facilities, WiFi, freeview televisions, hairdryers and iron & ironing boards.

## Owners accommodation

The Inn with the Well offers spacious duplex owners





accommodation located on the first and second floors of the pub comprising: Kitchen, lounge, three bedrooms and bathroom/WC

## External details

The pub is situated in a generous well proportioned plot with customer car parking (15) and beer garden (25). The premises also benefit from an enclosed private garden and a two bedroom static caravan with consent for use as staff accommodation.

## Business opportunity

Our clients have traded The Inn with the Well since 1991 and have created a successful and profitable business with an excellent reputation (Trip Advisor Certificate of Excellence) and are now looking to sell the freehold interest to enjoy a well earned retirement.

The property is currently geared towards walkers and other leisure guests with good value simple accommodation and traditional pub food and is traded on relatively limited hours.

The Inn with the Well enjoys good levels of profitability but it's felt that new owners could significantly improve turnover by enhancing the food and beverage offering, improving marketing and online presence and refurbishing the bedrooms to appeal to a wider customer market as well as offering extended trading hours

There is also the possibility to create additional covers by reconfiguring the layout of the trade space and creating additional guest bedrooms in the main building.

The Inn with the Well represents

a rarely available opportunity to acquire a profitable and successful pub in a highly desirable location with real scope to further develop the trade.

## Trading information

Accounts provided by our client show net sales of £227,000 with an EBITDA of £80,000 for hands on owner operators.

## Fixtures & Fittings

We have been advised that trade fixtures and fittings are owned by our clients and are included in the sale.

## Premises Licence

A premises licence is held for the supply and sale of alcohol.

## Staff

Our clients trade the pub with assistance of a small staff. Details of which will be made available to interested parties after a formal viewing of the business.

## Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

## Business Rates

The premises currently benefit from Rural Rate Relief and as a result no business rates are currently payable.

## Asking Price

We are inviting offers in the region of £625,000 for the freehold interest incorporating trade fixtures & fittings and goodwill.

## Viewings

Viewing arrangements are strictly by appointment through the Vendor's sole agent GVA.



Inn with the Well







For further information  
please contact:

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