



Yew Tree

174 Boreham Road, Warminster, Wiltshire, BA12 9HD

Tenure: Leasehold

Price: Nil Premium

Ref: 91271

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Roadside free house in Wiltshire town
- Close to major 'A' roads
- Open plan bar in two areas
- Four bedroom flat
- Car park. Enclosed trade garden
- Currently closed

Location

Warminster has a population over 17,000 and has good road connections to the A36 linking the City of Bath to the south coast City of Southampton.

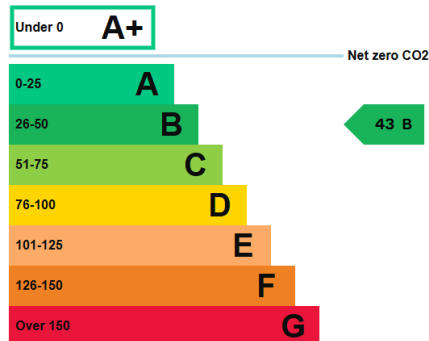
There are several other towns in the area such as Trowbridge, Frome, Westbury, and the City of Salisbury.

Warminster is an historic town which in recent times has been a major garrison benefitting from being on the fringe of Salisbury Plain.

The Property

The Yew Tree is a semi-detached property southeast of the town centre in a residential location.

The property stands on the B3414 which links the A36 to the town centre which is around one mile distant.



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Trade Areas

GROUND FLOOR

Front entrance porch into the MAIN BAR which is 'L' shaped. The front section has an attractive mellow oak panelled service counter and back bar display. A side SNUG incorporates a fireplace with log burning stove. A second fireplace also has a jetmaster type stove.

The SIDE AREA is long and narrow with a seating capacity for approximately 30. Beyond this is a TRADE KITCHEN, which has an extractor fan canopy.

Inner HALLWAY leading to the LADIES' & GENTLEMEN'S TOILETS. Ground floor REFRIGERATED BEER CELLAR.

Owners' Accommodation

FIRST FLOOR

SITTING ROOM, domestic KITCHEN, and INNER HALLWAY. FOUR BEDROOMS (THREE DOUBLE AND ONE SINGLE) Two rooms have EN—SUITE SHOWER facilities and one with a KING SIZE SHOWER. The other bedrooms share a BATHROOM/WC with Heritage suite.

External

Side CAR PARK with space for approximately 8 vehicles. An inner area is for OWNERS PARKING and has an adjoining OUTBUILDING.

The rear GARDENS are large, mostly fully enclosed and laid to lawn.

The Business

The Yew Tree has not traded since June 2017 and therefore no trading figures available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.



Licences

Full premises licence with the provision of live music and the playing of recorded music.

Alcohol Sales:-

Sunday to Thursday 10:00—00:00

Friday to Saturday 10:00—01:00

Services

All mains services are connected.

Gas fired central heating.

Rateable Value: £3,500 as at 1st April 2026

Local Authority: Wiltshire Council

Tenure & Price

LEASEHOLD – NIL PREMIUM

Please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	Nil Premium
TERM	A term of up to 20 years can be negotiated.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable, subject to Landlord's consent. Such approval not to be unreasonably withheld.
BOND	The successful applicant will be required to lodge with the freeholder a deposit equivalent to one quarter of the annual rent in advance
RENT	Annual rent £27,500 per annum paid quarterly in advance
RENT REVIEW	Subject to rent reviews every fifth year of the term and RPI indexation annually. This is subject to a minimum of 2.5% and the maximum of 5%.
REPAIR LIABILITY	Full repairing and insuring lease
FIXTURES & FITTINGS	The tenants will need to make provision to equip the premises to enable it to reopen.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the Premium and rental payments.
LANDLORDS COSTS	The successful applicant will need to contribute £1,500 towards the Landlords legal fees.



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Business Mortgages

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.