



Hit or Miss Inn

Days Lane, Kington Langley, Chippenham, Wilts SN15 5NS

Freehold £295,000

- Affluent village green location
- M4 corridor on the edge of the Cotswolds
- Main bar (20), dining room (24)
- 3/4 bedroom owners accommodation
- Large mature trade gardens and car park (8)
- Potential for residential development (STPP)

Ref: 94569

01460 259100

wessex@sidneyphillips.co.uk

SP Sidney
Phillips

LOCATION

The Hit or Miss Inn is located in the village of Kington Langley, which has a population approaching 1,000. Situated a short distance from the A350 trunk road connecting the M4 to Chippenham, the public house is well positioned in the heart of the village, looking over the village green. The village is on the southern fringe of the Cotswolds.

The town of Chippenham is approximately 2 miles south and has a population of around 40,000. It is one of the largest settlements in Wiltshire and a popular commuter town due to its close proximity to the M4. A main line railway station serves Chippenham with regular services to London Paddington.

The Hit or Miss Inn is a Grade II listed, two storey, detached public house located within the Kington Langley conservation area. The property is constructed of stone elevations under a pitched stone slate roof. The premises occupies a plot of approximately 0.2 of an acre.

TRADE AREAS

GROUND FLOOR:

- MAIN BAR: split into two areas with seating for around 20. Having fitted carpet, ceiling timbers, exposed stone walls and a stone built BAR SERVERY.
- DINING ROOM: similar character as the bar area with a brick fireplace and small BAR SERVERY. Seats around 24.
- TRADE KITCHEN.
- LADIES' and GENTLEMEN'S TOILETS.
- BEER STORE.

OWNERS ACCOMMODATION

FIRST FLOOR:

3 DOUBLE BEDROOMS, SITTING ROOM, BATHROOM.

EXTERNAL

Forecourt CAR PARK with space for 8 vehicles.

Rear TRADE GARDEN of 0.05 of an acre.

THE BUSINESS

The business has been let to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.



LICENCE

A full Premises Licence is held permitting the sale of alcohol:

Sunday to Thursday: 11.30 - 23.30

Friday & Saturday: 11.30 - 01.30

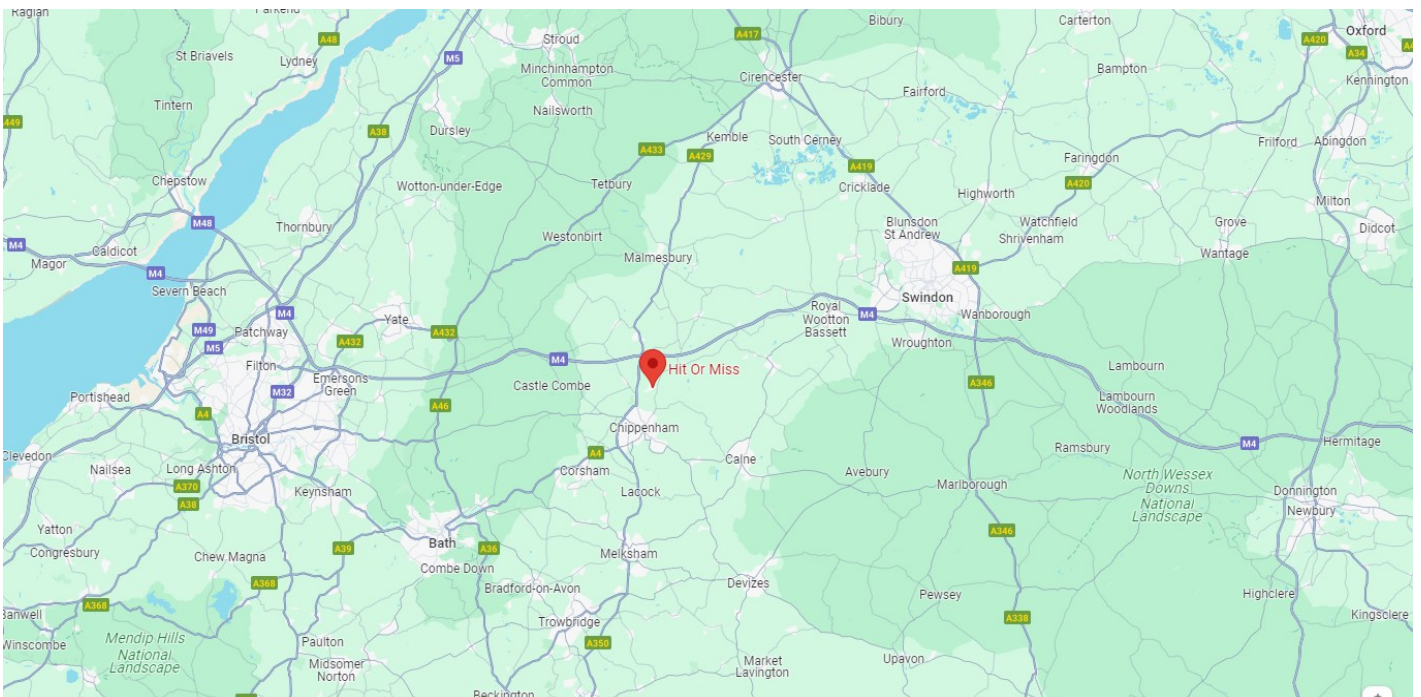
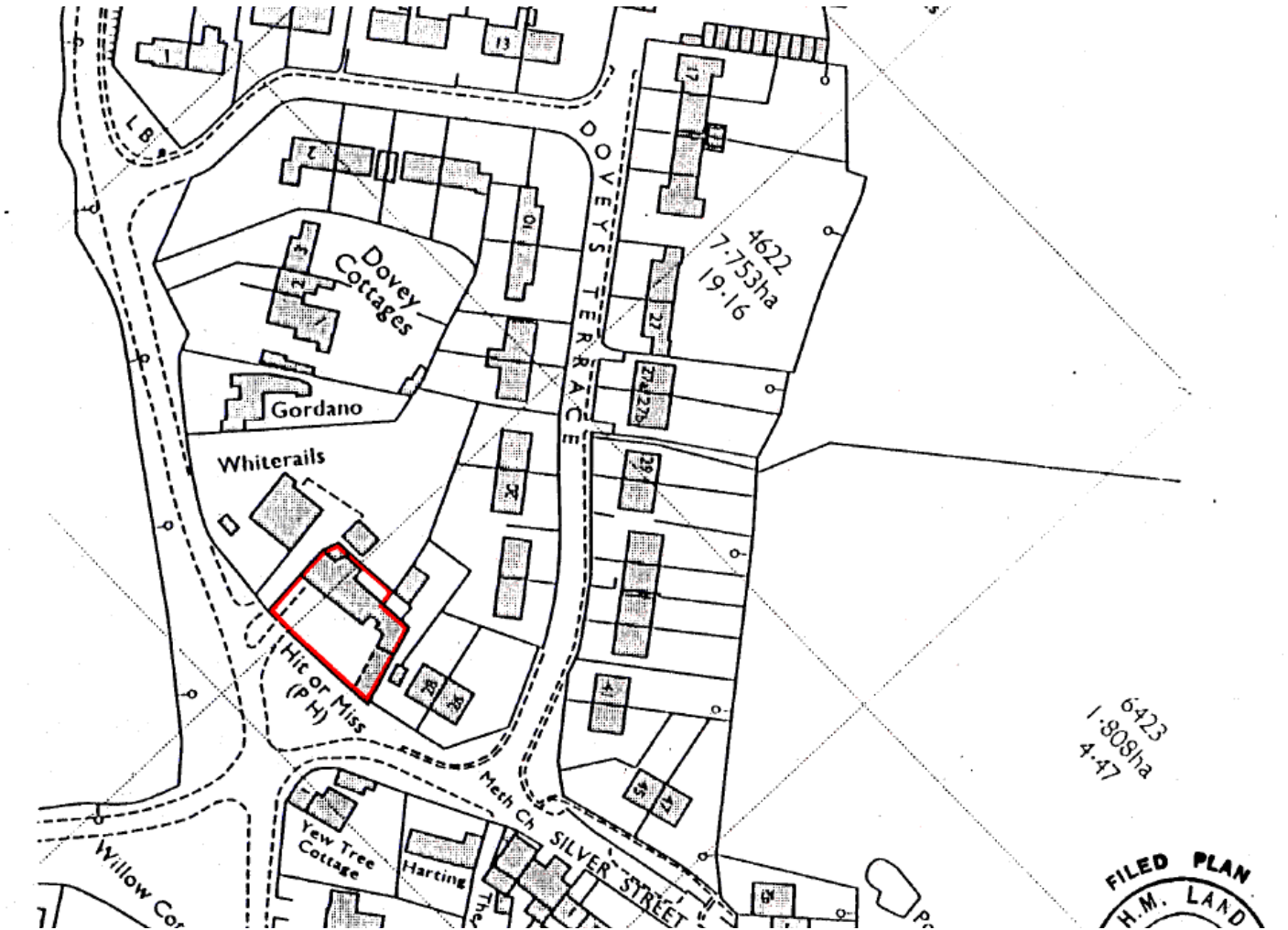
SERVICES

Mains electricity, water and drainage are connected.

Oil fired central heating.

Local Authority: Wiltshire Council

Rateable Value as at 01 April 2023: £8,500



SALES CONDITIONS

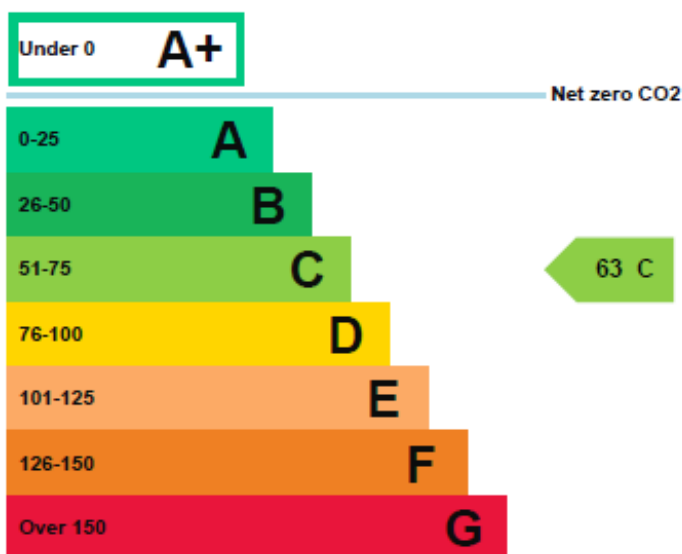
- Each party is to be responsible for their own costs incurred in this transaction.
- The Purchaser will be required to pay an abortive legal fee deposit of £5000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable show good title (assuming any issue identified cannot reasonably be covered by title indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price
- Completion to be 15 working days thereafter

TENURE & PRICE

FREEHOLD £295,000 sold with vacant possession.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

The property is closed. Please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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