



The Spread Eagle

Church Lawn, Stourton, Wiltshire, BA12 6QE

Tenure: Leasehold

Price: £140,000

Ref: 96323

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Prominent position on renowned National Trust estate
- Period main bar & dining areas (86)
- 5 en suite letting bedrooms
- 2 bedroom, self-contained flat
- Established and fully equipped business
- Annual net turnover in excess of £750,000

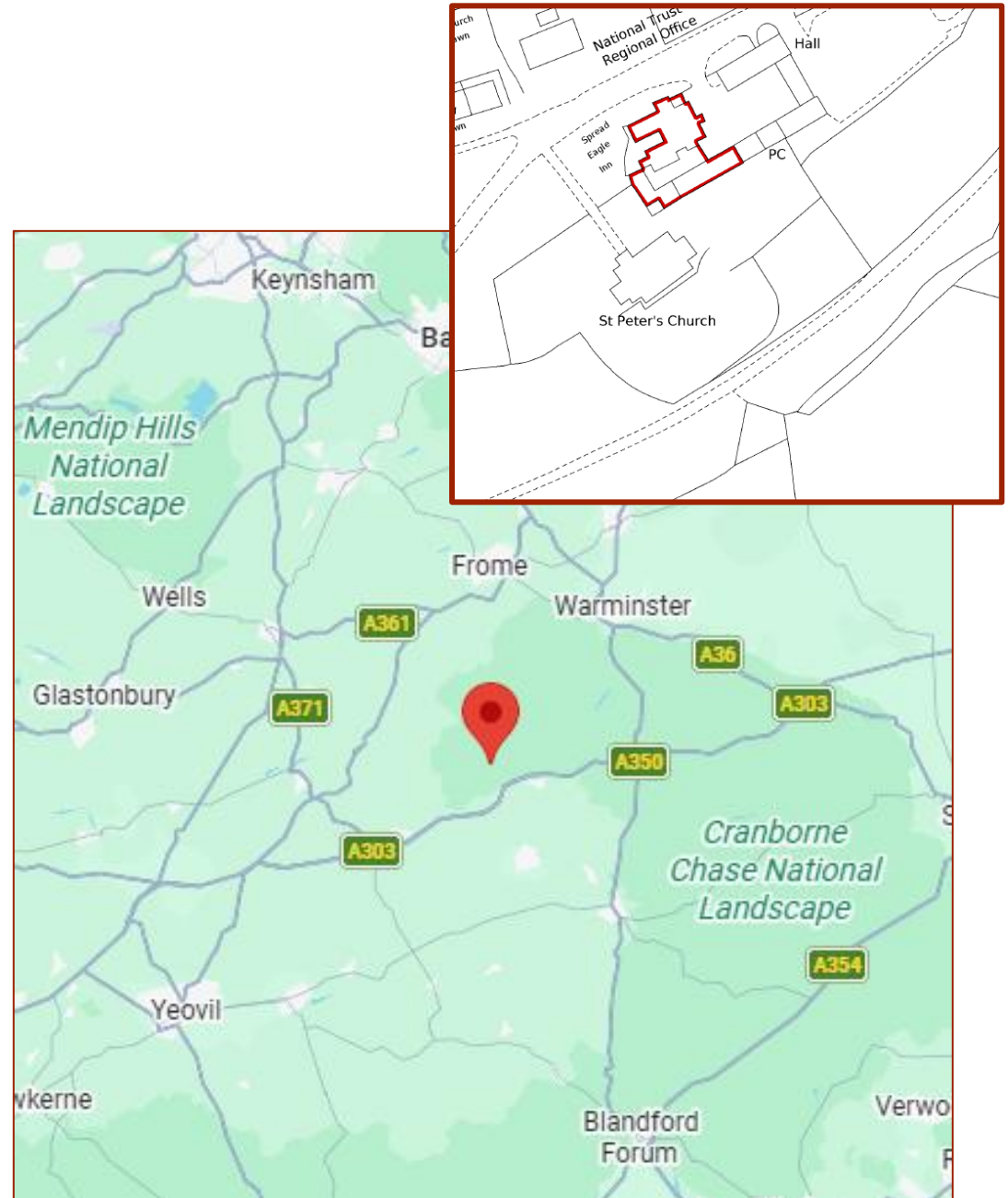
Location

The Spread Eagle Inn occupies an exceptional position in the village of Stourton, within the Stourhead Estate. One of the most celebrated National Trust properties in the country, Stourhead's Palladian house and its 2,600 acre grounds sit at the source of the River Stour in the south-west of Wiltshire and extend into Somerset. The estate is approximately 3 miles north-west of the town of Mere (Wiltshire), 6 miles north of Gillingham (Dorset) and 11 miles south of Frome (Somerset).

Stourhead is widely regarded as having one of the world's finest landscaped gardens. The 18th century design is centred on a magnificent lake which is surrounded by classical temples, enchanting grottos and rare and exotic trees. The estate draws visitors from across the country and internationally, providing The Spread Eagle Inn with a substantial and consistent footfall throughout the year. Stourhead was a filming location for *Pride & Prejudice* (2005).

The A303 trunk road passes approximately 1.5 miles to the south of the village, providing swift access to London and the South West. Stourhead is reached via the main road network, following signs northwards from the A303 or southwards via the B3092 from Frome.

The towns of Mere, Frome, Warminster and Gillingham are all within easy reach, and Bath is approximately 24 miles to the north. As a consequence, the area is well served by independent retailers and has a broad range of amenities including schools and medical facilities.





The nearest mainline station is Gillingham (Dorset) which provides direct rail services to London Waterloo. Stourhead also sits on National Cycle Route 25 and the surrounding countryside is threaded with footpaths and long-distance walking trails, making the estate and its environs highly attractive to visitors all year round.

The Property

The Spread Eagle is an impressive, three storey building of red brick and stone construction at the heart of the Stourhead Estate. The property has a slate and clay tile pitched roof and minor flat roof additions. It is Grade II listed and lies within a conservation area. The property is briefly described as follows:

Trade Areas

GROUND FLOOR

Front entrance into characterful MAIN BAR with tile floor, a panel fronted, polished top BAR SERVERY with back bar display and a large inglenook fireplace with log burning stove. The main bar is fitted with traditional pub furnishings for around 26 customers. The DINING ROOM, known as the 'GREEN ROOM', has a separate external entrance. It has fitted carpet, a fireplace with log burning stove and traditional pub furnishings for 20. The FUNCTION ROOM, known as the 'RED ROOM', has fitted carpet, an open fireplace and seating for about 40.

NB: All of the trade areas listed above are connected by a series of doors which can be opened to create a seamless, walk-through space if required. To the rear and with its own separate entrance is the RECEPTION AREA for the letting accommodation. This is an open space with a countertop reception desk.

LADIES' and GENTLEMEN'S TOILETS.

CATERING KITCHEN with nonslip floor, an extensive range of stainless steel worktops and equipment and an extraction canopy. Adjoining PREPARATION/WASH-UP AREA with similar fittings. LADIES' and GENTLEMEN'S STAFF TOILETS.

BASEMENT

Large refrigerated BEER CELLAR with service hatch from the front courtyard. Large adjoining BOTTLE STORE. BOILER ROOM.

SECOND FLOOR

OFFICE/STAFF ROOM.

Owners' Accommodation

SECOND FLOOR

Self-contained PRIVATE FLAT with LIVING ROOM, KITCHEN, two DOUBLE BEDROOMS and a BATHROOM.

Letting Accommodation

FIRST FLOOR

ROOM 1 (double) with en suite BATHROOM. ROOM 2 (double) with en suite BATHROOM. ROOM 3 (large family room) with zip & link beds, integrated wardrobe and en suite BATHROOM. ROOM 4 (double/twin) with en suite BATHROOM. ROOM 5 (double/twin) with en suite BATHROOM. Laundry cupboard.

All letting bedrooms are well presented and have period furnishings, tea and coffee making facilities and flat screen TVs.

External

The National Trust permits the tenants of The Spread Eagle Inn to put bench seating in the front COURTYARD. This area currently seats around 80 customers.

Side PATIO with seating for 36. OUTBUILDING comprising four storage areas; a general store and laundry room, fridge/freezer store with walk-in refrigerator and dry store, general store and one area which is sub-let to a neighbouring business.



The Business

The Spread Eagle Inn has been under our client's operation since April 2023. It is an established, popular freehouse which caters for the general public and National Trust members; it also hosts private functions. The trade split is around 65% food sales, 25% wet sales and 10% from the letting accommodation.

The year end accounts to 31 March 2025 show an annual net turnover in excess of £750,000 with a gross profit of around 76%. The business has consistent, healthy levels of trade and accounts will be made available to serious applicants following a formal viewing.

We are of the opinion that The Spread Eagle Inn would benefit from an experienced operator who wishes to take the business to the next level, increasing its turnover and profitability still further.



Tenure & Price

LEASEHOLD £140,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Spread Eagle Inn is held on a 15 year lease from the National Trust which commenced January 2015. The lease is on a part repairing and insuring basis with the landlord being responsible for the structure of the property. The annual rent is 8% of the net turnover, with a base rent of £25,000 per annum, paid monthly in advance. There are no rent reviews. A security bond of £19,000 is held with the freeholders. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. The lease is free of all trade ties. VAT is applicable on the rental payments.

Note: the National Trust have given written confirmation that the successful applicant will be granted a new 15 year lease on the same terms as those outlined above. Any prospective purchaser should be aware that the freeholder will undertake due diligence before a new lease is granted.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Current opening hours:

Monday to Saturday: 10:00 – 23:30

Sunday: 12:00 – 23:00

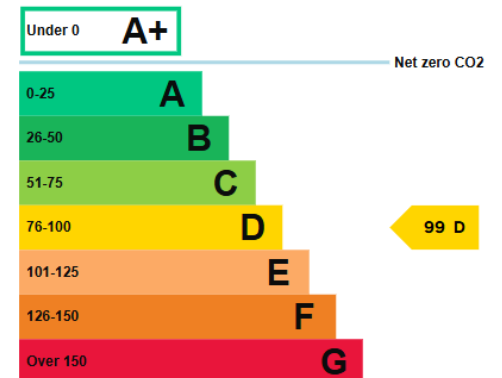
Services

Mains electricity and water are connected. Cess pit drainage (maintained by the National Trust).

Two oil tanks for the central heating system. LPG for cooking.

Rateable Value: £71,500 as at 1st April 2026.

Local Authority: Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN.



Certificate

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