

# Old Bell Hotel

42 Market Place, Warminster BA12 9AN



## Introduction

The Old Bell Hotel is an imposing building siting in Market Place Warminster and benefits from 15 en suite rooms set over two floors that have recently been refurbished to a high standard. Trade areas include a function room with its own bar, recently refurbished main bar area and an enclosed courtyard that can sit circa 50 people Warminster is approximately 17 miles from Bath and close to the Longleat safari park and Center Parcs Longleat Forest.



### Trading Potential

The Old Bell has previously traded in our Managed estate and commands a prime location on Market Place in Warminster. The site benefits from 15 En-suite letting rooms, private function room with bar and main bar / dining area. Externally an enclosed courtyard creates valuable outside trade space.

### New Business Partner Profile

The new Business Partners here will ideally be experienced operators with a vast knowledge of managing guest accommodation and food service, the ability to recognize and develop all income streams and manage a large site would be an advantage.

### Trade Areas / letting rooms

The ground floor comprises of two recently refurbished bar areas with fully fitted trade kitchen. The first floor has a large function room with separate bar, 10 En-suite letting rooms. The second floor has a further 5 En-suite letting rooms.

### External Areas

The site benefits from a large secluded and partly covered courtyard with seating for circa 50. There is also a separate car park which is on a separate lease to wadworth.

### Domestic Accommodation

The accommodation located on the first floor and comprises of two bedrooms, lounge, fitted kitchen, bathroom and WC.



### Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£8,000
Security Deposit	£8,000
Minimum working capital required	£8,000
Total (circa) without fixtures & fittings	£24,000

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