



**The Horse Guards, Park Lane, Brokenborough,
Malmesbury, SN16 0HZ**

Public House approx. 3,697 sq ft (343.48 sq m)

Subject to contract

- Freehold with vacant possession (may let)
- For sale as a public house or other community use
- In need of refurbishment
- Attractive rural location

Location

Brokenborough is an attractive small village with a population of around 200, located mainly within an area of outstanding local beauty. The village is just over a mile north-west of Malmesbury, which is a busy local center with various amenities.

Description

The Horse Guards stands within the village and is a mainly 2 storey building with the main part thought to date from the 18th Century, with later additions. It ceased trading some 5 years ago and has been vacant and is in need of refurbishment. There is parking to the front and a garden to the rear. The property is offered for sale (may let) as a public house or other community use (subject to consents). The property is not offered for residential conversion and a covenant will prevent this use in the future

Accommodation

The approximate gross internal floor areas are as follows:

Ground Floor:

Lounge, bar/ snug, dining, kitchen, stores, toilets

Total 2,943 sq ft/ 273.41 sq m

First Floor:

Bed 1 (with shower) bed 2 (with shower)

Total 754 sq ft/ 70.07 sq m

Total 3,697 sq ft/ 343.48 sq m

EPC

The property was assessed in 2007 as C (69).

Terms

Offered for sale with vacant possession. Guide price £500,000. The owners may possibly consider letting the property – please enquire for more details.

Value Added Tax

We understand that vat will not be payable on the figures quoted.

Business Rates

Rateable value £7,725. This will increase to £17,000 in April 2026. (source Gov.uk)

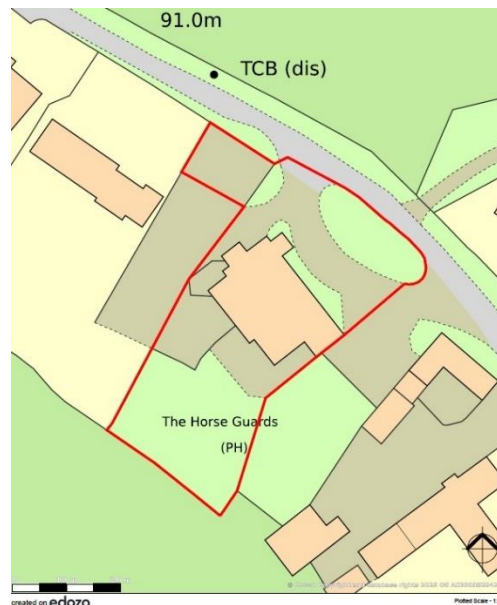
Viewing

By prior appointment with the sole agents.

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HW
22/11/2022



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Existing floor plans

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The Horseguards, Brokenborough

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