

Great Cheverell – The Bell Inn, 57 High Street, Wiltshire SN10 5TH  
Freehold Public House with Letting Accommodation & Retail Shop Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Great Cheverell – The Bell Inn, 57 High Street, Wiltshire SN10 5TH

## Freehold Public House with Letting Accommodation & Retail Shop Investment



### Investment Consideration:

- Purchase Price: £400,000
- Gross Initial Yield: 8.13%
- Rental Income: £32,520 p.a.
- VAT is NOT applicable to this property
- Comprises Grade II Listed public house with farm shop, letting rooms and large owner's flat
- Property benefits from parking area at front and large outside garden
- Situated within the High Street of the village which has a population of 1000 people



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Bell Inn (Ground & First Floor)	Ground Floor: Bar area, dining area, kitchen, farm shop First/Second Floor: 4-bed managers flat, 3 en-suite rooms	Individual	6 Years 11 Months from 10 March 2023	£32,520	Note 1: FRI Note 2: Rent review on 01.07.25 and 01.07.28 open market upward only Note 3: Tenant option to determine on 10.03.26 with min 6 months notice Note 4: Deposit held of £5,500

Total

£32,520

# Great Cheverell – The Bell Inn, 57 High Street, Wiltshire SN10 5TH

## Freehold Public House with Letting Accommodation & Retail Shop Investment



### Property Description:

Comprises large public house with 4-bed owner`s flat and 3 en-suite letting rooms. The property includes a retail farm shop and provides the following accommodation:

**Ground Floor:** Bar area, dining area, kitchen, farm shop

**First/Second Floor:** 4-bed managers flat, 3 en-suite rooms

**Total area size:** 400 sq m (4,300 sq ft)

### Tenancy:

The entire property is at present let to an Individual for a term of 6 Years and 11 Months from 10<sup>th</sup> March 2023 at a current rent of £32,520 per annum and the lease contains full repairing and insuring covenants. Rent review on 01.07.25 and 01.07.28 open market upward only. Tenant option to determine on 10.03.26 with min 6 months notice. Deposit held of £5,500.



# Great Cheverell – The Bell Inn, 57 High Street, Wiltshire SN10 5TH

## Freehold Public House with Letting Accommodation & Retail Shop Investment



# Great Cheverell – The Bell Inn, 57 High Street, Wiltshire SN10 5TH

## Freehold Public House with Letting Accommodation & Retail Shop Investment



### Location:

Great Cheverell is a village and civil parish in Wiltshire, England, 5 miles (8.0 km) south of Devizes. The Bell Inn is a late 18th Century building with characteristics which in recent times has been adapted to incorporate a village shop. Situated within the High Street of the village which has a population of 1000 people, this is an attractive village with many fine properties.



# Great Cheverell – The Bell Inn, 57 High Street, Wiltshire SN10 5TH

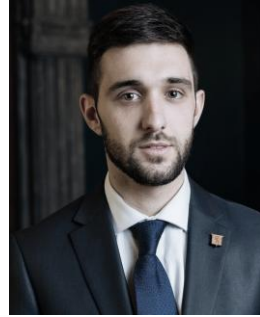
## Freehold Public House with Letting Accommodation & Retail Shop Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.