



REF: 693

The Lamb on the Strand

99 The Strand, Semington, Trowbridge,
Wiltshire BA14 6LL

Freehold Investment Sale
£500,000



For sale as a Freehold Investment
with a tenant in situ

Rental income £36,400 p.a.
Yield 7.28% p.a.

All fixtures and fittings
owned by the landlord
will be included in the sale

FEATURES

- Freehold Investment Sale
- Wiltshire pub with two superb letting cottages
- Fronts "A" road near towns and villages, close Bath, Salisbury & Stonehenge
- Two x one-bed cottages with en-suite, lounge & kitchen
- Character bar (40) & dining areas (50) with period features
- Large commercial kitchens
- Panoramic views from beer garden (60) plus car park (40)
- Four-bedroom self-contained home above the pub.

LOCATION

This eye-catching property fronts the main A461 and is within close proximity to major population centres including Trowbridge, Melksham and Bradford-upon-Avon. Bath and Salisbury are also close at hand. This area provides a large hinterland for an excellent customer base.

Entrance Vestibule

From roadside leads to:

Front Bar

A newly refurbished room with dado rail, exposed brick walls, huge wood-burning stove with stone surround and stripped wooden flooring. This space can seat 22.

Second Bar Area

(4.7 m x 5.2 m)

This area has part stone flooring and part carpeted flooring, exposed beamed ceiling and seating for 16.

Bar Servery

A large 'L' shaped bar servery with a professional coffee machine, back bar refrigerators, non-slip flooring etc.

First Dining Area

(5.9 m x 4.8 m)

There are characteristic features throughout this property including the beamed ceilings within the dining area. This area has seating for around 20.

Tiled flooring leads to:

Ladies WC

Two WC's.



Rear Vestibule

Includes some newly re-framed hard wood doors and an old water pump feature to go with the old flagstone floor.

Gents WC

Two urinals and low level flush WC.

Separate Disabled WC

Second Dining Area

(9.7 m x 4.9 m) just off the bar area.

This lovely trading space has seating for around 30 with a cosy wood-burning stove, hard panelled walls and spotlight fittings.

Cellar

The beer cellar is on ground floor level with external delivery access.

Commercial Kitchen

(9.4 m x 4.3 m)

This is a large commercial kitchen with non-slip flooring and a range of commercial kitchen equipment.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



A separate exterior stone stairway leads to:

FIRST FLOOR PRIVATE ACCOMMODATION

Entrance lobby with tiled flooring.

Landing which leads to:

Double Bedroom

(10 m x 2.5 m)

A number of Velux windows and beams.

Domestic Kitchen

A range of modern wall and floor kitchen units, built in sink unit, built in oven and tiled floor.

Lounge

(4.2 m x 4.7 m)

A lovely lounge with a feature fireplace.

Bedroom 2

(4.9 m x 5 m)

Bedroom 3

(4.5 m x 4.1 m)

With feature fireplace.

Bedroom 4

(4.4 m x 4.6 m)

With lovely countryside views.

Bathroom

Modern with bathroom suite.



LETTING SUITES IN CONVERTED BARN

There are two letting suites which have been converted. The converted barn has produced two stunning semi-detached cottages both offering master bedroom with en-suite, lounge/diner with kitchen and sofa bed.

Outside Trading Space

A children's enclosed play area and seating for 60.

Car Park

A large car park for around 40 vehicles.

TENURE

The property is available on the basis of a freehold investment sale.

Lease terms 6yrs 11 months. Commencing March 2025. Current rent £36,400. FRI. Rent review March 2028 & March 2031 open market upward only. Break clause on 3rd anniversary with three months written notice.



Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Paul Mahon 07769969590 (out of hours)

Please Email: paul@sprosen.com

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