



REF: 813

The Gladstone Arms

Gladstone Road, Chippenham, Wiltshire, SN15 3BW

TAW / Tenancy
Rent: £44,200 pa



Ingoing costs of just £5,000 deposit plus working capital, with inventory to be purchased on flexible terms upon signing the substantive agreement.



FEATURES

- A well-presented, detached public house in a prominent position close to Chippenham town centre
- Recently refurbished throughout in 2025 to a high standard
- Dedicated bar area with around 30 covers plus a separate restaurant seating around 52
- Large, south-facing, enclosed beer garden comfortably seating over 100
- Covered outside dining/drinking area with heat lamps, seating 16
- Fully equipped commercial catering kitchen supporting a strong food-led trade
- Cask ale operation with clear scope to further develop the wet trade
- Function/events capability – ideal for celebrations, wakes and private hire
- Off-road parking for around 5 vehicles to the front
- Two-bedroom private accommodation on the first floor

LOCATION

The Gladstone Arms is situated in the heart of the bustling market town of Chippenham, occupying a prominent position on Gladstone Road close to the town centre.

Chippenham benefits from strong local footfall, a growing residential population, and good transport links, including a mainline railway station with fast services to Bath, Bristol and London – making this an attractive opportunity for an experienced operator.

The town centre's shops, Market Place and Monkton Park are all a short walk away, helping to draw passing trade throughout the day and into the evening.



THE BUSINESS PREMISES

Entrance Vestibule

A large bristle mat leads through to the Main Bar.

Main Bar

Seating around 34 with plenty of extra vertical drinking space. A very well presented, recently redecorated trading space with stripped wooden floor, half-panelled walls and a panelled bar servery, with a back bar refrigerator, touchscreen till and glasswasher behind.

Central Vestibule

A large area with stripped wooden floor and a serving unit, giving access through to the Restaurant.

Restaurant

Seating 52 with stripped wooden floor. This lovely bright room has double-glazed patio doors leading to the rear garden and its own bar servery with a full range of equipment behind, including back bar refrigerator, coffee machine and touchscreen till.

Ladies' and Gents' WCs

Both recently refurbished and well presented.

Commercial Kitchen

A fully fitted commercial kitchen with double bowl deep sink unit, six-ring hob and oven, double pan deep fat fryer, griddle, commercial extraction, turbo fan combination oven and numerous refrigerated units.

OUTSIDE

Covered Outside Area

A covered outside/inside area with heat lamps, seating for 16, cobbled stone floor and exposed stone walls – a lovely space for dining.

Outside Rear – Beer Garden

A very well presented, south-facing beer garden with seating for over 100 and its own separate external serving station – a proven draw in good weather with significant scope for events, promotions and seasonal trading.

Outside Front – Car Park

Off-road parking for around 5 vehicles.

PRIVATE ACCOMMODATION

Landing

First floor, stripped wooden floor, leading to the accommodation below.

Lounge

A large lounge with stripped wooden floor.

Kitchen / Breakfast Room

A range of wall and floor kitchen units.

Bedroom 1

A large double bedroom.

Bedroom 2

A smaller room.

Office / Boiler Room

Additional first floor room.

Private Roof Terrace

A private outside space for the accommodation.

THE BUSINESS

We cannot warrant any trading figures nor can we provide detailed profit and loss accounts. However, we are advised that The Gladstone Arms is open and trading, generating a very substantial turnover from both food and wet (bar) sales, with a great local following.

The pub dates back many years and has been recently refurbished, both internally and to the trading areas, and is presented in fine order throughout. It currently operates with a quality food-led offer, with wet sales driven primarily by dining customers, and there is clear scope to further develop the bar trade by creating a more drinker-focused offer alongside the existing food business. A structured 'Rhythm of the Week' and extended opening hours would help drive weekday trade and maximise revenue. This opportunity would ideally suit an experienced, hands-on couple looking to build on an established food business while growing wet sales; experience of cask ale is desirable, and a Personal Licence is essential.

Further detailed trading information can be provided to interested parties on request to the agent.

TENURE

Available via a TMA leading to a 5-year substantive agreement (TAW / Tenancy).

Part-tied tenancy, free of tie for wines, spirits and non-postmix minerals.

Annual rent: £44,200 per annum. Ingoing costs: £5,000 deposit plus working capital, with inventory purchased on flexible terms upon signing the substantive agreement.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

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

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Website: www.sprosen.com



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.