



The Old Railway Hotel

Ref: 3858230

Station Road Porton, Salisbury, SP4 0LA

Leasehold: £40,000, Annual Rent: £40,000

Close to Porton Down science park

Bar, restaurant & function room (c.80)

8 ensuite letting rooms, recently refurbished

Net Sales £381,144, ANP: £81,906 y/e 2022

New FOT lease available, GIA: 481.77 sqm

Trade garden (c.40), Parking for 21 vehicles, EPC D

Also available by way of a new commercial lease with an annual rent of £40,000



Description

The property is a four storey detached hotel of brick construction dating back to the early 1900's, briefly comprising a restaurant, bar area, eight letting rooms and a function room. Externally there is parking for 21 cars and a side trade garden.

The Porton Hotel was purchased by our clients in February 2021 and was fully refurbished during the second Covid lockdown by a consortium of five local businessmen who brought it back to life and to ensure it stays at the heart of the community.

The Old Railway Hotel, known locally as TORH, opened on 19 July 2021. It's licensed as well to have live music inside and outside and this is supported by the local community.

Location

The Old Railway Hotel is situated in the village of Porton approximately three miles north east of the Cathedral City of Salisbury just off the A338 and is the only pub in the surrounding area. With access through a private road, the property is next to the Porton Garden Centre, Aquatics, Fish & Pet Centre, near the main railway line surrounded by residential properties.

The village of Porton has a range of local amenities to include a convenience store, St Nicholas' CofE Primary School and a doctors surgery. The world renowned Porton Down science park is located to the east of the village.

The property benefits from being close to the popular tourist attractions of Stonehenge and Old Sarum that drive a considerable amount of tourists to the Hotel and pub.

Site area - 0.621 acres (0.251 hectares) / Building footprint - 360m2 (3,870ft2).

Internal Details

- Lower ground floor:
- Function room/breakfast room (c.20)
 - Commercial kitchen & preparation area
 - Beer cellar
 - Office/store
 - Ladies & gentleman's WC's

- Ground floor:
- Two separate entrance lobbies
 - Main bar area (c.30)
 - Restaurant area (c.30)
 - Ladies & gentleman's WC's
 - Range of ancillary storage areas



The Opportunity

Trading as a country pub and hotel, the Old Railway Hotel consistently offers a quality level of service and high standards of food to retain its continuing popularity.

The business is well supported by the local community and its reputation has grown steadily since TORH opened in July 2021 backed up by an excellent team of staff that could smoothly transfer to a new owner. There is tremendous potential here for a new operator and they would immediately benefit from the hotels excellent reputation and steady stream of clientele.

The business benefits from strong reviews on booking.com scoring 9.1 for comfort, 9.4 for staff and 9.1 for value for money.

External Details

Parking for 9 vehicles to the front of the property and a further 12 spaces to the rear. There is also a side trade garden with covered decking area (c.40).

Trading Hours

- Monday: Closed
- Tuesday: 17:00 – 22:00
- Wednesday - Thursday: 12:00 – 22:00
- Friday - Saturday: 12:00 – 23:00
- Sunday: 12:00 – 19:00





Letting Accommodation

First floor:

- Whitchurch - Double en suite with shower
- Andover - Double en suite with shower
- Gratley - Double en suite with shower
- Porton - Double en suite with bath and shower
- Overton - Double en suite with shower

Second Floor:

- Basingstoke - Double en suite with shower
- Woking - Twin room with bath and shower
- Waterloo - Twin room with bath and shower

The hotel uses various online travel agents to include booking.com.

Tenure

New 10 year fully repairing and insuring lease with an annual rent of £40,000 subject to five yearly rent reviews. A minimum of a three month rental deposit will be required and rent to be paid quarterly in advance.

Premium of £40,000 to include the goodwill of the business and trade fixtures and fittings.

Perspective tenants will be required to produce a business plan, CV, schedule of works, cash flow forecast and proof of funding to accompany their offer.

Trading Information

Trading figures to the 31st December 2022 show net sales of £381,144 and an adjusted net profit of £81,906. Further accounts are available upon request following a viewing of the property.

Staff

The head chef, second chef & one member of the bar staff are on fixed contract and will transfer under TUPE. The rest of the staff members are on zero hours contracts and can remain with the business if required.

Fixtures & Fittings

Fixtures and fittings are included within the sale, with the exception of some personal effects. An inventory will be provided to prospective purchasers once an offer has been accepted.



Planning Permissions

Use Class:

- Leisure - Applicable to recreational sites and enterprises - Sui Generis
- Self Contained Flat (Includes Maisonette / Apartment) - C3
- Hotel/Motel - C1

Historic planning permissions:

- 2017 - 17/02081/ADV - Approve with Conditions - 2 amenity boards with illuminated LED trough lights
- 2010 - S/2010/0632 - Approve with Conditions - Replacement fire escape



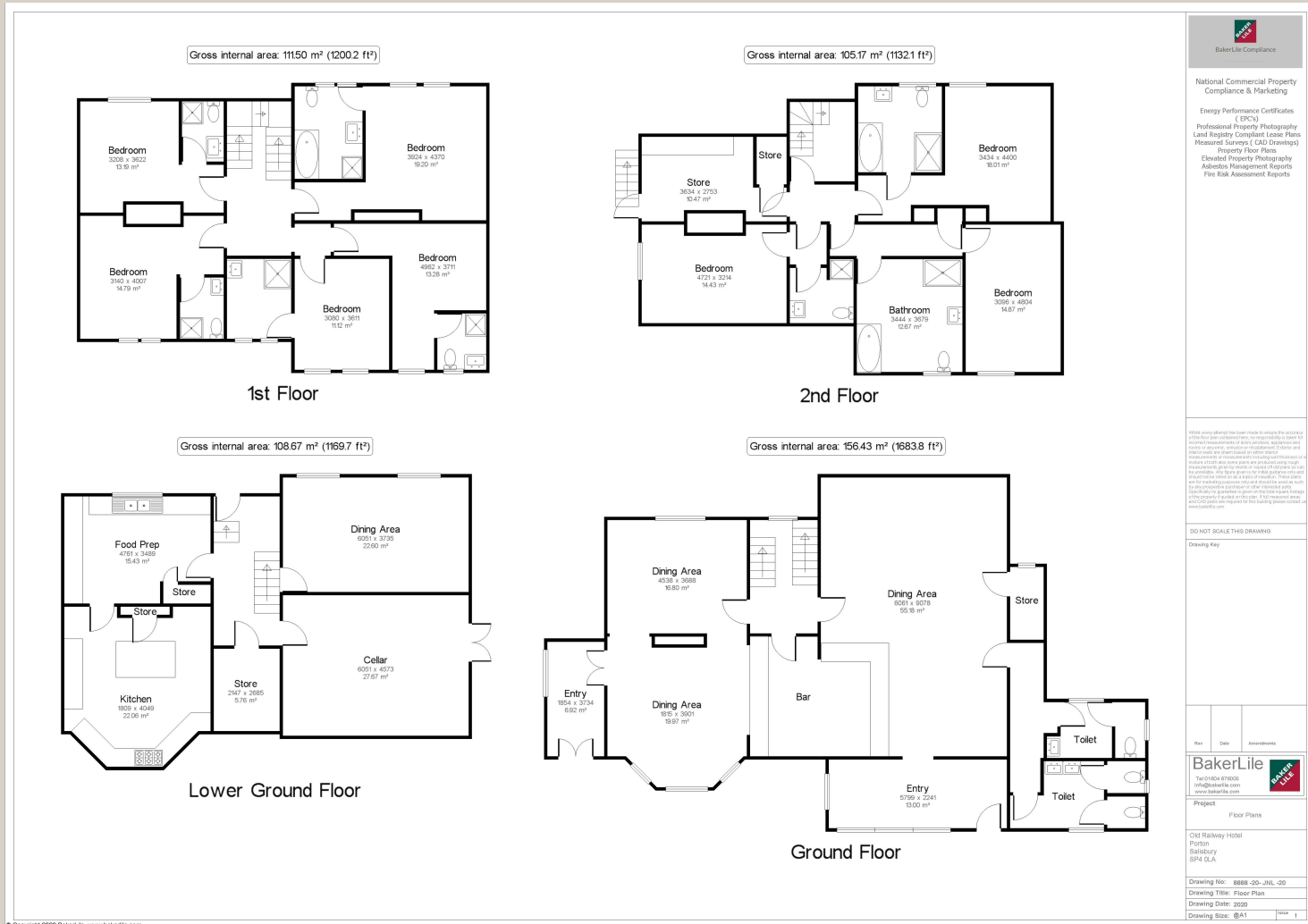
Services

We are advised that all mains services are connected. Two gas fired boilers provide heat and hot water to the hotel.

Regulatory

Premises Licence.

VAT at the prevailing rate may be charged on 90% of the purchase price where there is living accommodation.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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