



Castle Hotel

*New Park Street
Devizes
SN10 1DS*

*Leasehold: £135,000
Annual Rent: £43,046*

Ref: 3451561

KEY HIGHLIGHTS

- Town centre inn
- 19 ensuite rooms over two floors
- Net T/O YE 31/01/2025 £770,740
- Gross Profit YE 31/01/2025 £533,263
- Welcoming bar & restaurant/function room
- EPC Rating C



LOCATION

Devizes is an attractive and architecturally rich market town located in the central Wiltshire. Celebrated for its medieval origins and elegant Georgian buildings the town has over 500 listed buildings and a thriving Market Place which has remained central to its commercial and community life since receiving its first charter in 1141.

At the heart of its heritage is Devizes Castle, originally constructed in 1080, and the Wiltshire Museum, which houses nationally significant collections including Bronze Age gold and artefacts from the nearby Stonehenge and Avebury World Heritage Site.

The town is also renowned for its brewing legacy, with Wadworth Brewery, established in 1875, still operating in Devizes and drawing visitors keen to experience its traditional ales and brewery tours.

Devizes supports a dynamic network of independent retailers, hospitality venues, and professional services, offering a distinctive and diverse commercial environment.

Devizes is well-connected via the A360, A342, and A361, providing direct routes to Salisbury, Chippenham, Swindon and the national motorway network, supporting both commuter and commercial traffic.

While Devizes does not have its own railway station, it is served by nearby stations at Chippenham, Pewsey, and Trowbridge, all within approximately 10 miles, offering regular services to London, Bath, Bristol, and beyond.

DESCRIPTION

Distinctive 18th Century three storey red brick Victorian property with wooden sash casement windows, under pitched slate roofs.



INTERNAL DETAILS

Lower Ground Floor

- Beer Cellar
- Bottle Store

Ground Floor

- Reception Area
- Bar (c. 35 covers)
- Restaurant/Function Space (c. 50 formal covers; c. 70 covers buffet-style)
- Commercial Kitchen
- Office
- Laundry Room
- Staff Room
- Storage
- Internal Courtyard
- Bike Store
- Customer WCs

EXTERNAL DETAILS

The small integrated car park currently reserved for accessible customers and staff.

There is also a public car park opposite the property where it is currently free to park between 6.00pm and 8.00am, although buyers must make their own investigations to confirm ongoing tariffs at this car park.

LETTING ACCOMMODATION

The property offers a total of 19 ensuite letting bedrooms on the first and second floors:

First Floor:

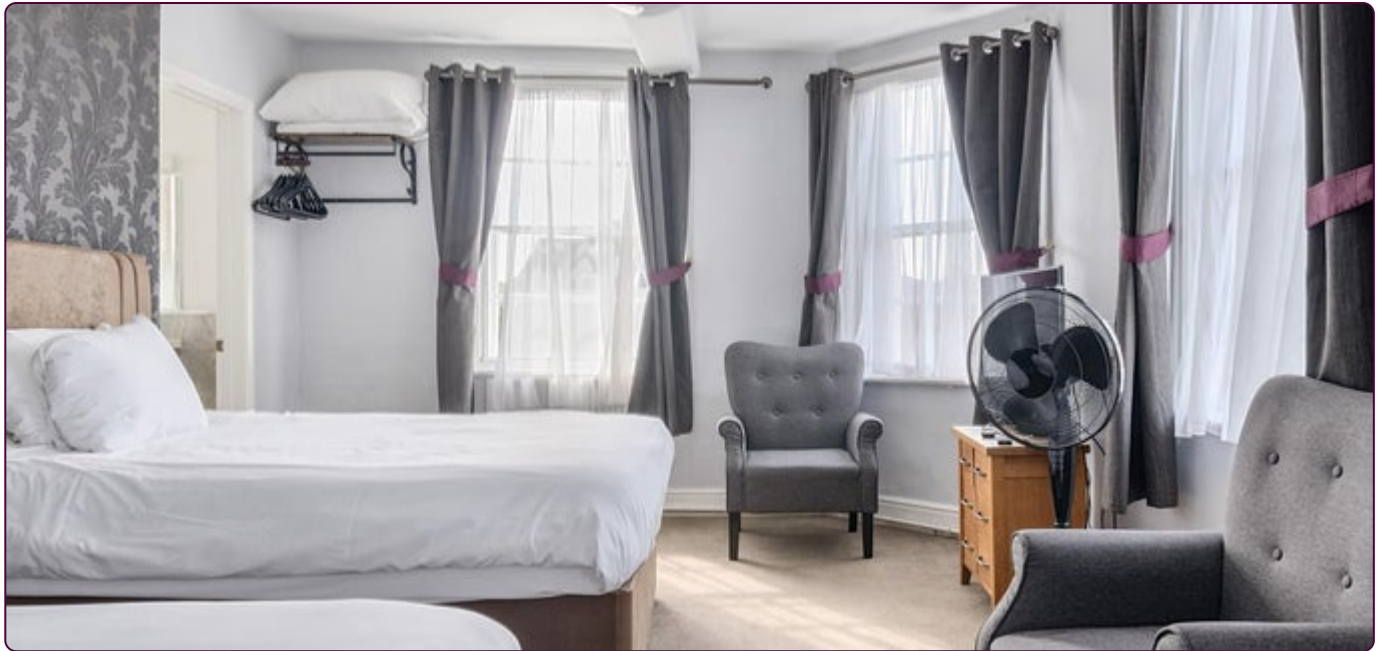
- 3 Superior Double Rooms
- 3 Family Rooms
- 4 Single Rooms
- 3 Double Rooms
- 3 Twin/Double Rooms

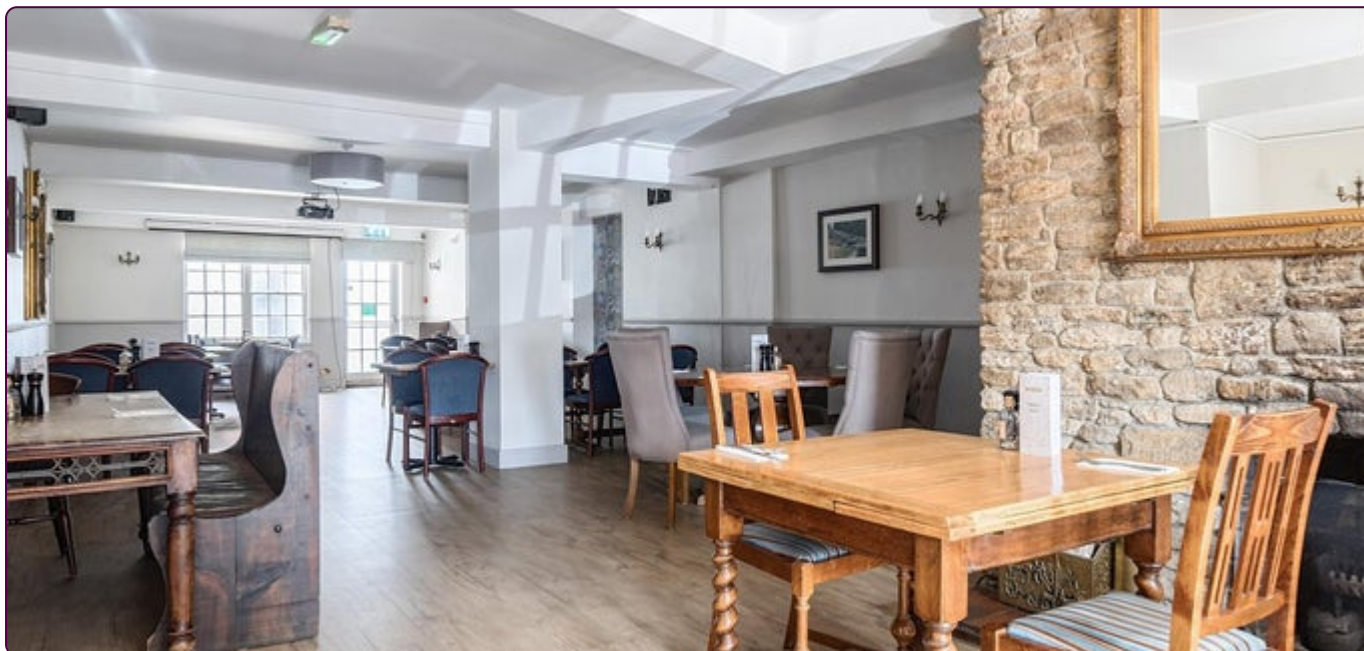
Second Floor:

- 1 Double Room
- 1 Twin Room
- 1 Compact Single (for letting or staff accommodation)

OWNER'S ACCOMMODATION

Second floor flat comprising kitchen, lounge, two bedrooms and a bathroom.





TRADING INFORMATION

Year Ending	Net T/O	GP	GP %
31/01/2025	£777,740	£533,263	68%
31/01/2023	£623,456	£432,382	69%

TENURE

Lease: 25 years granted in February 2012 (c. 13 years left).

Rent: £43,046 subject to annual RPI increases.

Freeholder: Wadworth Brewery.

Drinks tie: Full tie on all wet products.

Other: Repair liability for the roof is excluded from the lease.

FIXTURES & FITTINGS

Our clients advise that all trade fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements

TRADING HOURS

The current trading hours are:

Bar:

Monday - Thursday: 11:00 am - 10:30 pm

Friday & Saturday: 11:00 am - 11:00 pm

Sunday: 11:00 am - 10:00 pm

Lunch:

Tuesday - Saturday: 12:00 pm - 2:00 pm

Sunday: 12:00 pm - 6:00 pm

Dinner:

Monday - Thursday: 5:30 pm - 9:00 pm

Friday & Saturday: 5:30 pm - 9:30 pm

Sunday: 12:00 pm - 6:00 pm

BUSINESS RATES

Rateable Value effective from 1st April 2023: £22,500.

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

REGULATORY

Premises licence.

STAFF

A full staff list will be provided in due course.



Limited Use Area(s) = 198 sq ft / 18.3 sq m

Outbuildings = 948 sq ft / 88 sq m

Total = 14682 sq ft / 1363.7 sq m

For identification only - Not to scale



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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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