



THE OLD RAILWAY HOTEL

Station Road Porton, Salisbury, SP4 0LA

FREEHOLD: £625,000 | REF: 3858316

KEY HIGHLIGHTS

- Close to Porton Down Science Park
- Freehold Investment
- Bar, restaurant & function room (c.80)
- 8 ensuite letting rooms, GIA: 481.77 sqm
- Average Weekly Sales - £5,000pw
- Trade garden (c.40), parking for 21 vehicles. EPC D



LOCATION

The Old Railway Hotel is located in the village of Porton, approximately three miles northeast of the historic Cathedral City of Salisbury, just off the A338. It is the only pub in the surrounding area, offering a unique local destination. Accessed via a private road, the property sits adjacent to the Porton Garden Centre, Aquatics, Fish & Pet Centre, and lies near the main railway line, surrounded by residential housing.

Porton village provides a range of local amenities including a convenience store, St Nicholas' Church of England Primary School, and a doctors' surgery. To the east of the village is the internationally renowned Porton Down Science Park.

The Hotel benefits from its proximity to major tourist attractions such as Stonehenge and Old Sarum, which contribute significantly to visitor footfall.

DESCRIPTION

The Old Railway Hotel (TORH) is a four-storey detached property of brick construction, originally built in the early 1900s. The building comprises a restaurant, bar area, eight ensuite letting rooms, and a function room. Externally, the site offers parking for up to 21 vehicles and includes a side trade garden.

The property was acquired in February 2021 by a consortium of five local businessmen. During the second COVID-19 lockdown, it underwent a comprehensive refurbishment, breathing new life into the building and reaffirming its role as a central hub for the local community.

Rebranded as The Old Railway Hotel and affectionately known as TORH, the venue officially reopened on 19 July 2021. It holds a full license for live music both indoors and outdoors, with strong support from the surrounding community.

<https://www.portonlocal.co.uk/>

- Site area - 0.621 acres (0.251 hectares)
- GIA: 481.77 sqm

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

EXTERNAL DETAILS

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

FIXTURES & FITTINGS

All in-situ trade fixtures and fittings are included in the freehold sale, excluding certain personal effects. A detailed inventory will be provided upon acceptance of an offer.

STAFF

The business is trading and is run under management under a licence to occupy.

SERVICES

Drainage	Mains
Gas	Mains
Water	Mains
Electricity	Mains
Heating	2 x Gas Boilers

TRADING HOURS

Monday -Tuesday 17:00-20:00
Wednesday -Thursday 12:00-21:00
Friday-Saturday - 12:00-23:00
Sunday 12:00-19:00.

BUSINESS RATES

The rates payable are £8,320. Confirmation of actual rates payable should be sought from the Local Authority.



OWNER'S ACCOMMODATION

There is flexibility to add living accommodation, but this would reduce the rooms numbers by one or two.

LETTING ACCOMMODATION

The accommodation comprises eight ensuite guest rooms, each thoughtfully designed to provide comfort and style. The rooms include:

First floor:

- Porton - Double ensuite with bath and shower
- Grateley - Double ensuite with shower
- Andover - Double ensuite with shower
- Whitchurch - Double ensuite with shower
- Overton - Double ensuite with shower

Second Floor:

- Basingstoke - Double ensuite with shower
- Woking - Twin room with bath and shower
- Waterloo - Twin room with bath and shower

PLANNING PERMISSIONS

Use Class:

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

THE OPPORTUNITY

Since opening in July 2021, the business has enjoyed strong support from the local community, offering an exciting opportunity for a new operator to take over a well-maintained and fully equipped property that's ready for immediate trading.

This opportunity is ideally suited to hands-on owner-operators or investors looking to acquire the freehold either to run the business under management or to install a tenant. The Old Railway Hotel offers significant potential for further development and long-term success.

The eight well-appointed letting rooms deliver strong midweek occupancy, supported by the hotel's proximity to Porton Down Science Park, which attracts regular business and professional visitors to the area. There is further scope to formalise corporate accommodation partnerships with nearby institutions, ensuring consistent bookings and long-term relationships.

Additionally, there is clear potential to expand the food offering, introducing refined dining experiences, themed food events, or seasonal tasting menus. This would build on the hotel's historic reputation for quality food and attract destination diners from the wider region.



TENURE

Freehold Sale - The property is available for purchase with full vacant possession.

REGULATORY

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

Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

TRADING INFORMATION

Period	16/01/26 - 31/05/26	May 2026
Rooms	£15,560	£3,825
Food	£22,726	£5,233
Drink	£50,664	£11,438
Total	£88,950	£20,496
Average per week	£4,941.67	£5,124







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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CONDITIONS OF SALE

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