



Kings Arms

- 17th Century Pub & Restaurant
- Four letting rooms
- Open plan trade areas (70)
- Front terrace and rear trade garden
- Inglenook fireplace
- Large car park. EPC rating C

Monkton Fairleigh, Bradford-on-Avon, BA15 2QH

Freehold: £550,000

Ref: 3451536



LOCATION

The scenic village of Monkton Farleigh is found at the southern end of the Cotswolds, five miles from the city of Bath and the same distance from Bradford-on-Avon.

Monkton Farleigh is steeped in history, with roots in the medieval period and it is home to the historic Monkton Farleigh Manor, a former priory, which was converted to a private residence in Tudor times.

Bath c.5 miles | Bradford-on-Avon c.5 miles | Chippenham c.10 miles | M4 c.12 miles | Bath Spa Train Station c.6.5 miles | Bradford-on-Avon Train Station c.5 miles

[what3words///enough.idea.type](https://www.what3words.com/enough.idea.type)



DESCRIPTION

A stone brick building with tiled roof, parts of the Kings Arms can be traced back to the 16th century and the pub retains many attractive features, including a large inglenook fireplace.

The pub has a single bar which serves an L shaped trading area with wooden flooring and c.70 covers. There is seating to suit restaurant and casual diners as well as walkers and locals. The catering kitchen and customer WCs are also on the ground floor, situated towards the rear of the building. The first floor is given over to three well designed double

rooms with en-suite facilities and a large master letting room, separate sitting room and a bathroom with roll top bath and shower cubicle.

The side entrance on the right hand elevation leads to the large car park and the trade garden, which has a raised seating area and views over the open countryside beyond. The outside terrace to the front of the building provides further outside trading space.

There is a single storey building to the rear of the garden with two rooms, with kitchen/diner and living/bedroom.

KEY HIGHLIGHTS

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FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements

INTERNAL DETAILS

Ground Floor:

- Open plan trading area
- Bar servery
- Commercial kitchen
- Beer cellar and drinks store
- Storage cupboard
- Small staff office
- Customer toilets

First Floor

- 4 en suite letting rooms (see "Letting Accommodation")
- Storage room



OWNER'S ACCOMMODATION

-Single storey outhouse with kitchen/diner and bed/sitting room

LETTING ACCOMMODATION

Situated on the first floor:

- Knights Room - double en-suite with shower over bath
- Queens Room - large double with en-suite bath and shower cubicle
- Bishops Room - double with en-suite shower cubicle
- Kings Room - suite with separate sitting room, bathroom with roll top bath and shower cubicle, dual aspect bedroom



TRADING HOURS

The pub is currently closed and a full copy of the premises licence will be provided to interested parties.

For information, the Licensing hours for the sale of alcohol (on and off) are:

Sunday: 12:00-23:30

Monday: 11:00-23:59

Tuesday: 11:00-23:59

Wednesday 11:00-23:59

Thursday 11:00-23:59

Friday: 11:00-01:00

Saturday: 11:00-01:00

EXTERNAL DETAILS

- Large car park
- Trade garden with raised area
- Front trading terrace
- Bin store
- LPG gas tanks

TRADING INFORMATION

The property is closed.

TENURE

The property is being sold freehold



BUSINESS RATES

Rateable Value effective from 1st April 2023 is £53,000

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk.

STAFF

The property is closed, therefore there are no staff.

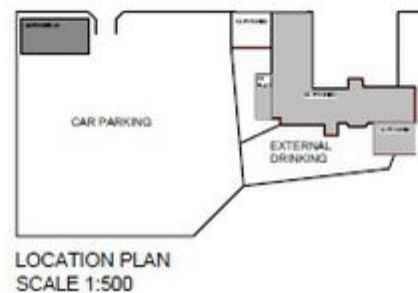
OTHER PROPERTY

The building to the right hand side of the car park entrance is not included in the freehold title and is not for sale.

REGULATORY

Premises Licence





A	24.02.05	Revised to client comments			25.02.05
Rev	Issue		Comments		



ROMANS

Surveyors

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On behalf of			
PUNCH TAVERNS			
Project Title			
<i>The Kings Arms, Monkton Farleigh,</i> Bradford On Avon, Wiltshire, BA15 2QH			
Drawing Title		Scale	
Existing Floor Plans		1:100	
		Date	
		06/11/2004	
Drawn	Checked	Drawn By	Scale
G MORGAN		300125	3001 A
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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:



GRAEME CLIFFORD

Business Agent

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

