



Longs Arms

- Charming Grade II building
- Refurbished in 2022
- Bar & Dining Area (c.65)
- Extensive outside trading areas
- Net T/O YE 31/12/2025 £621,721
- Energy Rating C 509sqm

High Street, Steeple Ashton, Trowbridge, BA14 6EU

Freehold: £600,000

Ref: 3451578

DESCRIPTION

The Longs Arms is a substantial three-storey, Grade II Listed stone built property building with a tiled roof.

A former 16th Century courthouse the property has been sympathetically extended and has extensive and well appointed outside trade areas, as well as a garden room and function room in separate buildings.

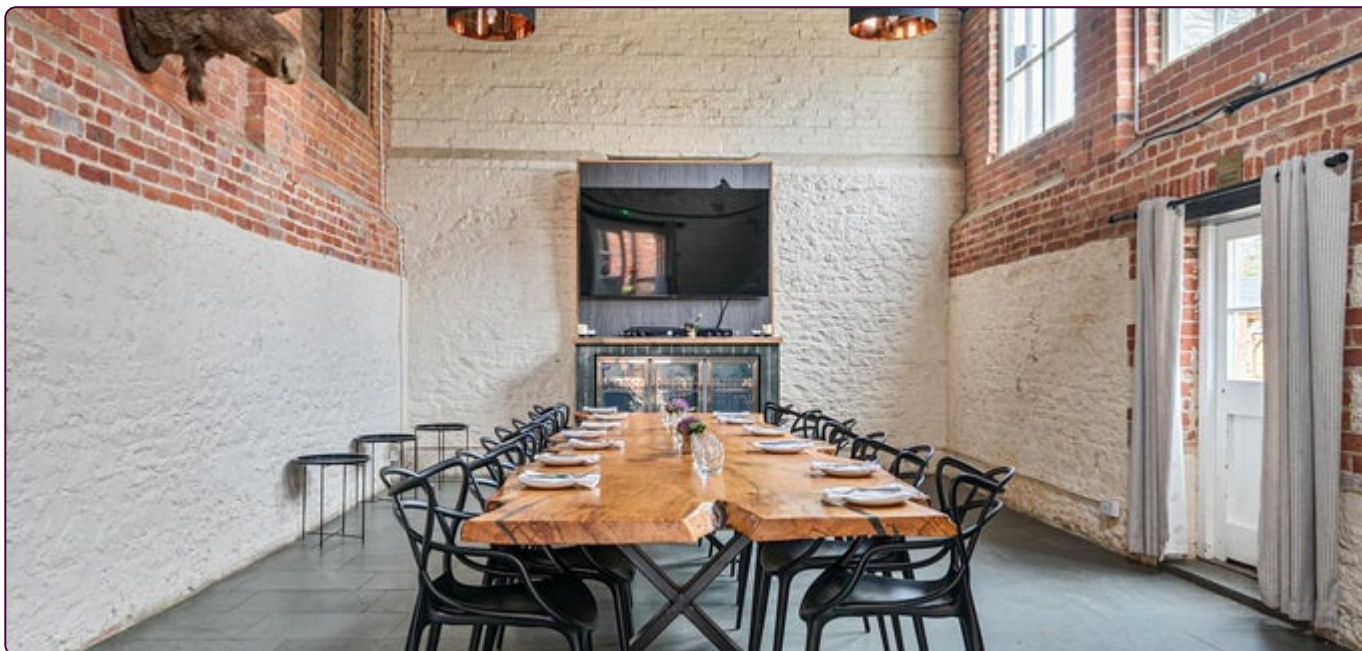
LOCATION

Steeple Ashton is a pretty and historic village located in Wiltshire, circa 12 miles southeast of the city of Bath.

The Longs Arms occupies a prominent High Street position on the main road through the village.

The village has good local transport connections, with access to key regional routes including the A350 and A361. The nearest major railway station is located in Trowbridge, circa 4 miles away, providing regular services to Bath, Bristol and London.

The pub is surrounded by a mix of residential properties, many of a historic nature, and small local businesses, including several traditional shops and tea rooms.





INTERNAL DETAILS

Ground Floor

- Bar Counter
- Bar/Dining Area (65)
- Office
- Commercial Kitchen
- Preparation Area & Store
- Beer Cellar
- Customer W/Cs
- Accessible W/C

OTHER PROPERTY

- Garden Room
- Separate Food Preparation & Storage Building
- Function Room

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and we are advised they are free from loan, lease and hire purchase agreements.

EXTERNAL DETAILS

The property features a large rear garden incorporating several pergola-covered seating areas, each fitted with tables, along with an outdoor kitchen and a pizza oven.

Additional seating is available at the front of the premises on the pavement, offering views towards the village green.

There is a small parking area to the side of the pub, with further on-street parking generally available nearby.

OWNER'S ACCOMMODATION

Flat 1

- Kitchen/reception room
- 2 bedrooms
- Bathroom with roll top bath

Flat 2

- Reception room
- Bedroom
- Ensuite shower room

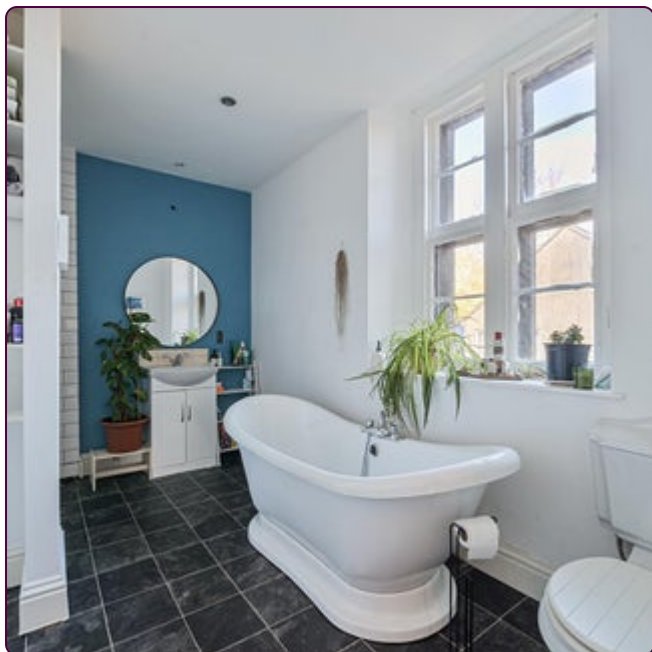
TRADING INFORMATION

	y/e 31/12/25	y/e 31/12/24	y/e 31/12/23
Turnover	£621,721	£465,000	£491,000
Gross Profit	£423,040	£319,000	£346,000

TRADING HOURS

- Monday Closed
- Tuesday Noon - 11:00pm
- Wednesday Noon - 11:00pm
- Thursday Noon - 11:00pm
- Friday 9:00am - 11:00pm
- Saturday 9:00am - 11:00pm
- Sunday Noon - 9:00pm





STAFF

A full staff list will be provided in due course.

BUSINESS RATES

Rateable Value effective from 1st April 2026: £23,000.

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

TENURE

The premises is being sold freehold.

REGULATORY

Premises Licence.





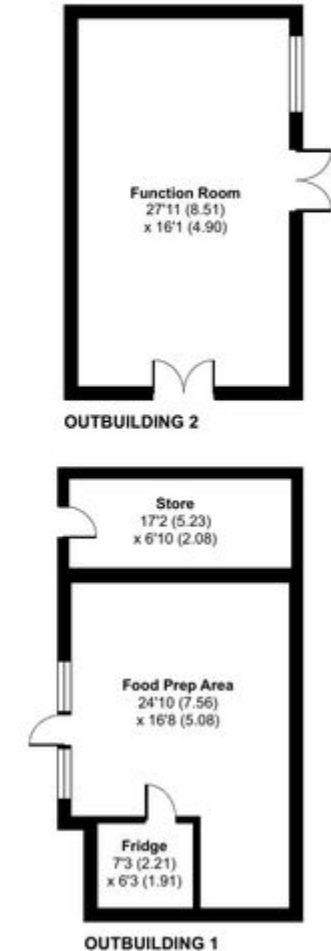
High Street, Steeple Ashton, Trowbridge, BA14

Approximate Area = 4302 sq ft / 399.6 sq m

Outbuildings = 1398 sq ft / 129.9 sq m

Total = 5700 sq ft / 529.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1405176



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

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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.

