

The Bell Inn

13 Frome Road, Rode, Frome, BA11 6PW

FREEHOLD / Guide Price £495,000 PLUS VAT

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes



01908 731 320

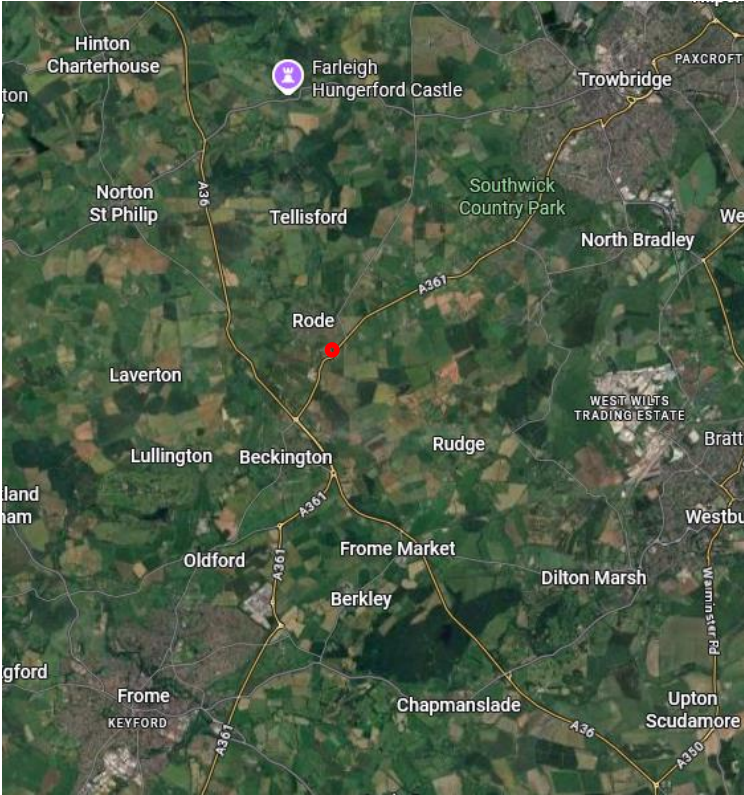
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Site Location

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BOUNDARIES APPROXIMATE – PLEASE CONTACT US FOR EXACT EXTENT OF SITE TO BE SOLD



The Property

THE PROPERTY

Opportunity

The Bell Inn is a substantial detached, roadside public house situated on the Frome Road, south of the village of Rode. The freehold property is available for sale and offers an excellent opportunity to create a new multi-purpose venue.

Location

The property is located on the A361 Frome Road between Trowbridge to the north east, and Frome to the south west. To the west, the A361 connects to the A36 which links Warminster to Bath. As a result, the property is well positioned to capture trade from a large catchment area.

Arrangement

The property is arranged over two floors, with the principal trade area laid out across four rooms at ground floor. The bar servery extends across two of the rooms, with feature fireplaces throughout. Back of house spaces include a commercial kitchen with walk in refrigeration, an office and above ground cellar.

Manager's accommodation is available at first floor and comprises three bedrooms, a kitchen/living room and bathroom.

To the rear of the main building, is a detached red brick single storey outbuilding. This space offers significant flexibility and is well-suited for various configurations, such as letting accommodation, an event space/function room, or a dining area, subject to the necessary planning consents.

The property has a vehicular access to the side of the building which serves a large tarmac customer car park (circa 30 spaces). Further pull off parking is available to the front of the building (circa 6 spaces). A trade garden area laid to lawn is situated next to the pub building, with a patio to the rear. Further land is available at the rear, beyond the car park.



Sales Information

SALES INFORMATION

Licensing

Please contact us for premises licence details.

Rates

The property is situated in an area administered by Somerset Council (Mendip Area). The 2023 Rateable Value has been assessed at £20,250 with the rateable value from 1st April 2026 being £23,200. The ancillary accommodation falls within council tax band B.

Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

Planning

The property is Grade II listed. The property has a Sui Generis public house use. The property partially falls within a Conservation Area. The property may be suitable for a number of alternative uses, including community uses subject to obtaining the necessary planning consents.

Services

Prospective purchasers should make their own enquiries with regard to confirm the types of utility connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

Please contact us for information relating to the Energy Performance Certificate.

Ownership

The property is held under title ST147581. Please note that a public bus stop shelter is located in the eastern corner. The land at the rear is currently subject to a residential development comprising 3 dwellings on an almost square parcel in the north east corner (excluded from the sale). The resultant position, is an "L" shaped parcel of land at the rear that will remain associated with the public house site.

Legals

The Vendor has never occupied nor traded from the Property which forms part of the Vendor's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction where possible.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Vendor's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Vendor is unable to show good title, assuming any issue raised cannot be covered by title indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Vendor shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.
