

## The Tipple Inn, Wiltshire

10312



IMMACULATE PUB WITH FOOD, SUPERB INSIDE & OUT, BEAUTIFUL SALISBURY PLAIN VILLAGE, LOUNGE BAR, RESTAURANT, EXCEPTIONAL EXTERNAL FACILITIES WITH OUTSIDE BAR, EXTENSIVE GROUNDS, SAME HANDS 15 YEARS

The Tipple Inn, High Street, Collingbourne Ducis, Marlborough, Wiltshire, SN8 3EQ



**Guide Price £395,000**

**Freehold**

### LOCATION

Attractive village location just north of Tidworth, 10 miles south of Marlborough on Salisbury Plain in Wiltshire.

### VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email [sales@daveyco.com](mailto:sales@daveyco.com), call 0333 200 8788 or via the web at [daveyco.com](http://daveyco.com).

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TOP 50 GASTROPUBS





## THE BUSINESS

Owned by our client for over 15 years this immaculately presented pub restaurant occupies an extensive highly visible site centrally located in a highly sought after village. The Tipple Inn represents exceptional value with outstanding potential to build the trade a highly successful trade.

## THE PREMISES & TRADING FACILITIES

Tip top standard inside and out the trading facilities comprise a comfortable lounge bar with log burners, a snug lounge/dining room and a separate restaurant for 30 plus covers. The external facilities are excellent with a paved seating terrace, extensive level ground gardens with a fully equipped outside bar and there is a large customer car park. There is an impressive, immaculate commercial catering kitchen facility with preparation room and stores.

## OWNERS ACCOMMODATION

The first floor accommodation comprises 5 rooms, (1 en-suite) and a family bathroom.

## TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

## TENURE

Freehold

## VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

## GUIDE PRICE

£395,000 for the freehold premises and trade fixtures and fittings. Stock to be purchased separately at valuation.

## EPC

The property is exempt.

## REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

## MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.