

FREEHOLD HOTEL/BAR/RESTAURANT

The Cedar Hotel

114 Warminster Road, Westbury, Wiltshire, BA13 3PR

For Sale Freehold

Price £425,000 (VAT To be confirmed)

Sole Selling Agents

On behalf of the Joint Administrators of Kite Hotels Limited

PROPERTY DETAILS



A perfectly positioned Grade II listed 20 bed hotel located in the market town of Westbury approximately 18 miles from the tourist destination of Bath.

- 20 en-suite rooms across 3 separate buildings
- Bar and dining area for 24 covers, residents lounge and 36 cover restaurant
- Located on the busy A350 Warminster Road
- Total approximate plot size 0.86 acres

The Cedar Hotel

114 Warminster Road, Westbury, Wiltshire, BA13 3PR



Property Misdescriptions Act 1991

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract. 2. Descriptions, dimensions, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. 3. It is emphasised that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above. 4. No person in the employ of James A Baker has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Location

The Cedar Hotel is located in a prominent position fronting the A350 approximately half a mile from the market town centre of Westbury and eighteen miles from Bath.

Westbury is situated at the western edge of Wiltshire beside the chalk downlands that form the Salisbury Plain. Westbury is exceptionally well positioned for all UK major road and railway connections with the mainline railway station offering links to London, Wales and the South West of England. The area is popular with tourists, walkers, cyclists and air sport enthusiasts.

The immediate area is made up of predominantly residential properties.

Accommodation

The main house was built around the late 18th century and was converted to a hotel in the 1940s. The property is a Grade II listed, detached three storey building of brick construction under both tiled and slate roofs. The ground floor of the hotel comprises a well presented reception area with office behind, bar for circa 20 people with a bar servery and door to an adjoining dining room (currently used for breakfast only) typically laid out for 24 covers. There is also a residents' lounge used on occasion for small meetings. The main restaurant is normally arranged for 36 covers but can accommodate up to 60 banquet style. The restaurant is L shaped and can be sub-divided in part to provide separate meeting/function and dining areas.

Eight bedrooms are located over the first and second floors.

Ancillary areas include a servery/holding kitchen with steps to the main commercial kitchen and walk-in chiller, wine store, beer cellar, laundry and staff WC.

Externally, to the right of the main house, is a detached two storey building under a slate roof called the Lodge. It is understood that this was formerly the owner's accommodation and it has been converted into four bedrooms.

Adjacent to The Lodge is a detached single storey property of brick construction under a slate roof which accommodates eight further bedrooms which are called the Garden Rooms.

Externally the hotel is set in attractive grounds with a surfaced car park to the front and side for approximately 35 cars. To the rear of the property are lawned gardens, a timber decked terrace for circa 40 people and a raised terrace seating area outside the restaurant. It is understood that the lower lawned area of garden has been used to accommodate marquee weddings.

**The ground floor GIA of main building is approximately 3,005 sq ft
The hotel sits on a total plot of approximately 0.86 acres**

The Cedar Hotel offers an exciting and rare opportunity to purchase such a well positioned hotel of this size in the area.



SEVEN STARS HOUSE, 4-5 Avon Buildings, Lower Bristol Road, Bath, Somerset, BA2 1ES

Tel 01225 789343 Fax 01225 789572 email enquiries@jamesabaker.co.uk website www.jamesabaker.co.uk

Viney Ltd Reg No 04515765. Registered in England and Wales. Registered Office: Seven Stars House. VAT Reg No 752840133

The Cedar Hotel

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General Information

Rating

The current rateable value is understood to be £57,750.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

All mains services are connected to the property.

Trading

The Cedar Hotel is currently open and trading under temporary management.

Tenure

The property is being sold freehold with vacant possession.

TUPE

TUPE regulations may apply.

VAT

It is to be confirmed if VAT is applicable on the sale of this property.

Fixtures and Fittings

It is to be confirmed if fixtures and fittings are included. Any leased or third parties owned items are excluded.

EPC

EPCs for each building mentioned are included in these sales details.

Viewings

For all viewing instructions contact the sole selling agents for this property. Contact: George Walker (george@jamesabaker.co.uk) or Tim Meek (tim@jamesabaker.co.uk) at the address below

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The Cedar Hotel

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Energy Performance Certificate 
Non-Domestic Building

THE ANNEX
The Cedar Hotel & Restaurant
114 Warminster Road
WESTBURY
BA13 3PR

Certificate Reference Number:
0930-4032-0341-6362-2010

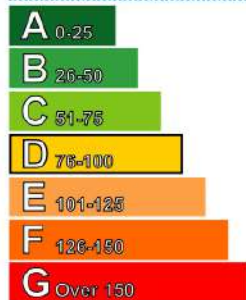
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions



77 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 141
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
46 if newly built
82 if typical of the existing stock

Energy Performance Certificate 
Non-Domestic Building

The Cedar Hotel & Restaurant
114 Warminster Road
WESTBURY
BA13 3PR

Certificate Reference Number:
0461-3063-0314-0200-3295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions



76 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 588
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
43 if newly built
72 if typical of the existing stock

Energy Performance Certificate 
Non-Domestic Building

THE BUNGALOW
The Cedar Hotel & Restaurant
114 Warminster Road
WESTBURY
BA13 3PR

Certificate Reference Number:
0461-3063-0314-0203-3291

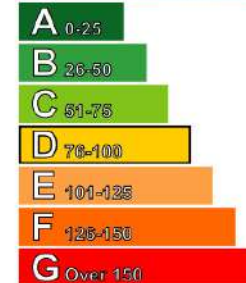
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions



95 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 74
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
39 if newly built
77 if typical of the existing stock

Energy Performance Certificate 
Non-Domestic Building

THE LODGE
The Cedar Hotel & Restaurant
114 Warminster Road
WESTBURY
BA13 3PR

Certificate Reference Number:
0341-0231-6340-1693-2006

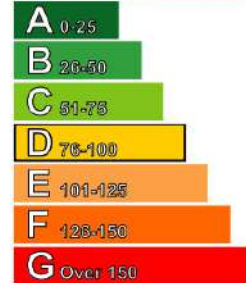
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions



81 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 99
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
43 if newly built
77 if typical of the existing stock



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H.M. LAND REGISTRY		TITLE NUMBER	
		WT 126019	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WILTSHIRE		ST 8650
Scale: 1/1250 Enlarged from: 1/2500		WEST WILTSHIRE DISTRICT	SECTION A
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WESTBURY PARISH

The boundaries shown by dotted lines have been plotted from the plan on the deeds. The title plan may be updated from later survey information.



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 10 December 2012 at 10:49:28. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

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H.M. LAND REGISTRY		TITLE NUMBER		
		WT 160223		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	WILTSHIRE		ST 8650	A
Scale: 1/1250 Enlarged from 1/2500		WEST WILTSHIRE DISTRICT		©Crown Copyright 1969.

WESTBURY PARISH



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 10 December 2012 at 11:03:58. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

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