



EPC – D

£220,000 Freehold

The Prince of Wales  
Dilton Marsh  
Westbury

COOPER  
AND  
TANNER

# Prince of Wales

## 94 High Street

### Dilton Marsh

#### Westbury, BA13 4DZ

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**£220,000 Freehold**

#### Description

The Prince of Wales offers an excellent opportunity to re-establish a popular village pub with potential for alternative uses, subject to any necessary consents, or potential investment opportunity. Registered as an asset of community value.

Ground floor public house provides main bar areas, skittles alley or potential dining area, commercial kitchen, beer cellar/store and WCs. The pub was previously let to the same tenant for over 7 years offering wet sales and food and hosted several skittles teams. Previously let at £21,840pa.

Separate entrance via the rear to the first-floor living accommodation which comprises entrance hall, four good sized bedrooms, living room, kitchen, bathroom. Ideally suited to owner occupier or scope for letting.

The property would benefit from modernisation and offers scope for further improvement.

Licensing hours:  
Monday – Saturday 11.00 to Midnight  
Sunday 12.00 noon to Midnight

Fronting the High Street with off-road parking to the side, beer garden and private courtyard with timber storage structure.

#### Location

Situated at High Street, Dilton Marsh. Dilton Marsh is situated approximately 2 miles west of Westbury and 5 miles east of Frome. Easy access to the A36. Postcode BA13 4DZ.

#### Local Council:

Wiltshire Council

#### Rateable Value/Council Tax:

Business Rates: £2,700  
Council Tax Bands: B

#### Services:

Potential purchasers are advised to make their own enquires and satisfy themselves with regards to services.

#### Tenure:

Freehold, vacant possession on completion. A lease with an option to purchase may be considered, subject to terms and strength of applicant.

#### Energy Performance Certificates:

EPC – D (90)  
Certificates available upon request.

#### VAT:

The purchase price is not subject to VAT

#### Viewing:

Strictly via Cooper and Tanner  
Commercial Department – 0345 034 7758

COMMERCIAL DEPARTMENT  
telephone 0345 034 7758  
48/50 Market Place, Warminster BA12 9AN  
[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any 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 of them.

