



The Butt of Sherry

Castle Street, Mere, Warminster, Wiltshire, BA12 6JE

Tenure: Freehold

Price: £395,000 + VAT

Ref: 92147

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Wiltshire freehouse in small historic town
- Near London to West Country trunk road
- Attractive Grade II property with character bars
- Three bedroom owners' accommodation
- Two en suite letting bedrooms
- Secluded rear garden and courtyard

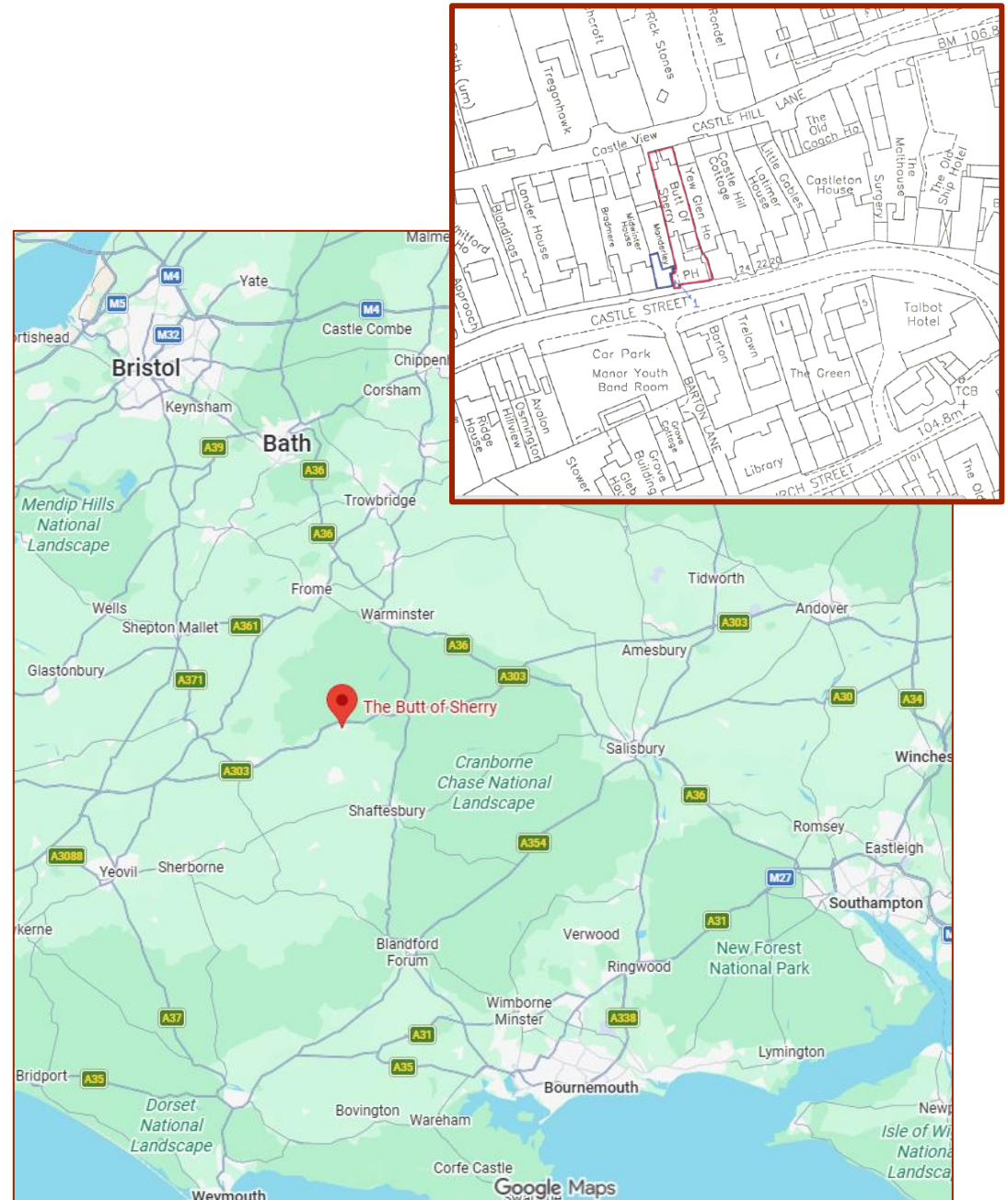
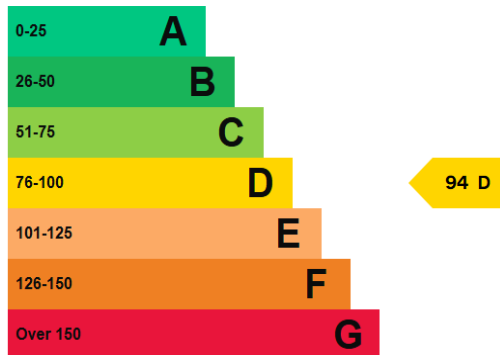
Location

Mere is bypassed by the A303 London to West Country trunk road which has enabled the town to develop as a desirable residential location. Mere has a number of small businesses, shopping facilities and a primary school. Mere benefits from direct access onto the A303 and also from the main line railway station in neighbouring Gillingham which stands on the London Waterloo to Exeter line.

Mere has a population approaching 3,500 people and benefits from travellers attracted from the A303. Mere is close to the Dorset and Somerset border with the town of Shaftesbury being approximately 8 miles south and the town of Warminster 10 miles north.

The Property

The Butt of Sherry is contained in a period Grade II listed building in an area with many other fine stone residences, a short distance from the Old Market Square which features a chiming town clock and a 15th Century Parish Church.



Trade Areas

Front Entrance from Castle Street into the interlinking trade area and MAIN BAR. This trade space is full of character having exposed timbers, stone walls, wood burning in stone fireplace, and a mixture of fitted carpet, wood and flagstone flooring. Decorated with modern furnishings this area seats approximately 35 customers. The min bar also features a brick built polished topped bar servery with canopy above and back bar display.

At a higher level there is a small SNUG with boxed bay window, that can seat a further 10 customers.

CATERING KITCHEN fitted with nonslip flooring, a range of stainless steel equipment and a WASH-UP AREA.

LADIES' and GENTLEMEN'S TOILETS.

Two refrigerated BEER CELLARS: One basement beer cellar for cask ales. One ground floor cellar for lagers and ciders.

Owners' Accommodation

At first floor level and newly fully refurbished providing TWO DOUBLE BEDROOMS, LOUNGE, BATHROOM and KITCHEN. (The kitchen can be multi purpose to help serve the downstairs catering kitchen). At second floor is a large loft space which could be utilised as another large bedroom, subject to the necessary planning regulations.

Letting Accommodation

Two first floor newly refurbished DOUBLE BEDROOMS with en suite bathroom facilities and the benefit of private access.





External

To the rear of the property is a small COURTYARD which can be accessed from the side walkway and seats approximately 10 customers.

Beyond the courtyard are steps leading to a large decked TRADE GARDEN overlooked by Castle Hill, this area is fitted with rattan dining tables and chairs to seat circa 40.

Free parking can be found throughout the town of Mere including the free car park directly opposite the pub.

The Business

The Butt of Sherry has been owned by the current operator since early 2021. Initially, she undertook a major refurbishment of the property and subsequently developed trade to a very healthy level with the accounts for the year ended April 2022 showing takings net of VAT of £359,119.

However, our client has subsequently stopped providing food sales and limited trading hours to four days a week; Thursday to Sunday and even then, only operating the following times:

Thursday: 15:00 – 23:00, Friday: 12:00 – 23:00, Saturday: 15:00 – 23:00 and Sunday: 12:00 – 15:00. This, as expected, has resulted in a decline in turnover and accounts for the year ended April 2025 show takings net of VAT of £140,592.

However, there is no reason given the outstanding facilities from which this property benefits that the former levels of turnover should not return with the reintroduction of food sales and the extension of the opening hours.





Tenure & Price

FREEHOLD £395,000 + VAT to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Seven days a week: 11:00 – 00:30

Services

All mains services are connected. Rateable Value: £6,750 Local Authority: Wiltshire County Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.