



Masons Arms

34 East Street, Warminster, Wiltshire, BA12 9BN

Tenure: Freehold

Price: £300,000

Ref: 96586

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Wiltshire town centre location
- Former public house with planning permission
- P/P for seven 1, 2 & 3 bed dwellings
- Prominent property with outbuildings
- Exciting development opportunity

Location

The Masons Arms is situated on East Street in Warminster town centre, close to the town's Market Place and High Street shopping districts. Warminster is a garrison town located on the western edge of the Salisbury Plain and has a population of around 18,000.

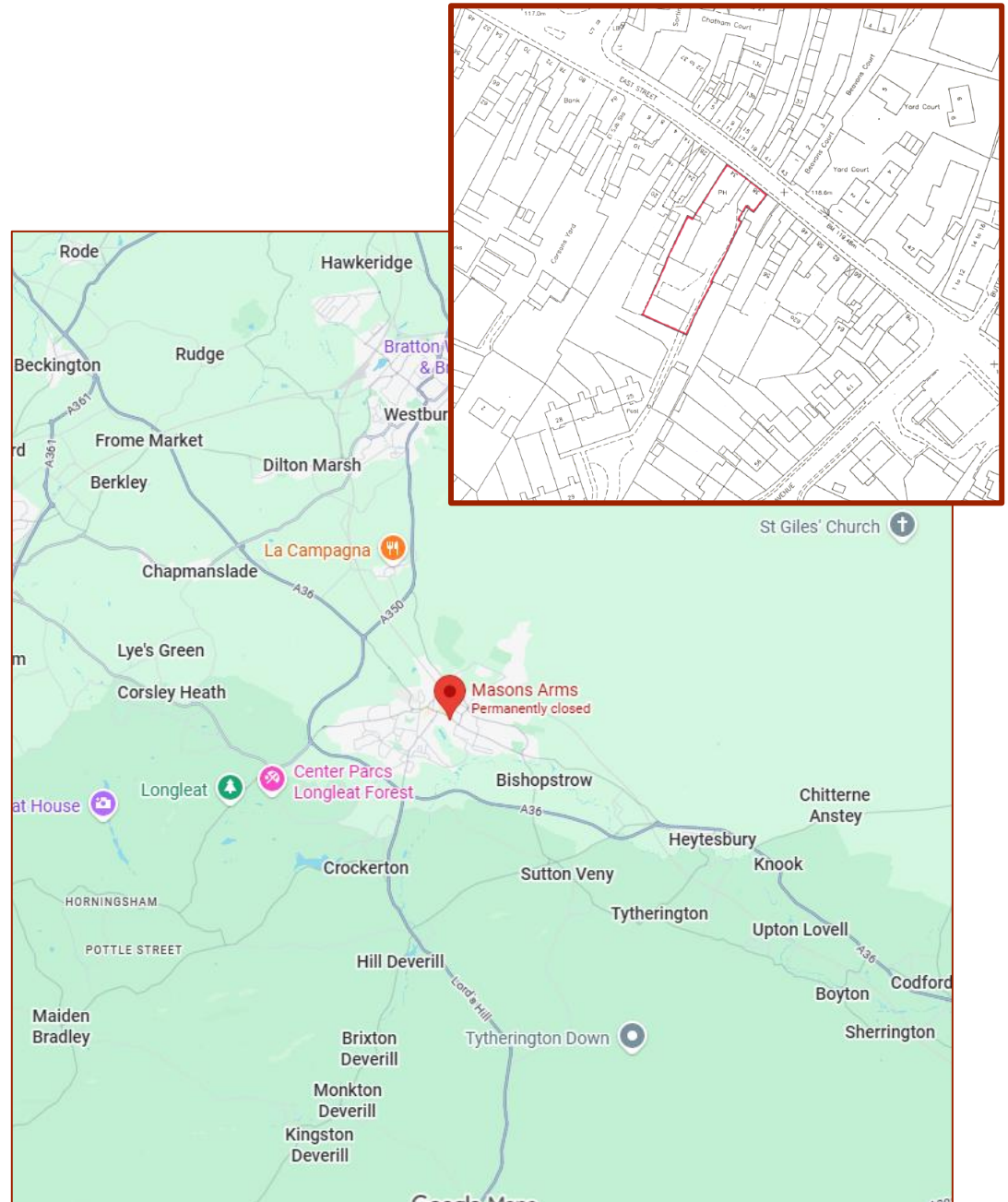
Warminster is bypassed by the A36 which provides good road connections to the cities of Bath and Southampton. The town is located close to the Longleat Estate and Safari Park as well as Centre Parcs, Longleat Forest. It is 11 miles west of Stonehenge.

The Property

The Masons Arms is a three-storey, Grade II listed property of brick construction under a pitched clay tile roof. There is a brick constructed outbuilding to the rear under a pitched pantile roof. The property lies within the Warminster Conservation Area.

Planning Permission

In February 2025, the Masons Arms was granted planning consent for the conversion of the public house to three one-bedroom apartments, one two-bedroom apartment and two two-bedroom dwellings. Planning permission was also granted for the erection of two three-bedroom dwellings on land to the rear of the site (utilising the existing access off East Street) with associated parking and hard and soft landscaping. Full details can be found under application reference PL/2024/06719 on Wiltshire Council's planning portal. Plans of the granted planning can also be viewed below.



Trade Areas

GROUND FLOOR

Entrance into the split-level MAIN BAR which has tile flooring, a polished wood topped BAR SERVERY and potential seating for approximately 20 people. Raised stage/seating area. Adjoining the main bar is the PUBLIC BAR which has wooden floorboards and a wooden topped, panel fronted bar servery which interconnects with the main bar. Both bars have beamed ceilings. On level BEER CELLAR. GENTLEMEN'S and LADIES' TOILETS. To the rear of the building is the TRADE KITCHEN which has UPVC cladding and some stainless steel cladding. Two STOREROOMS.

Owners' Accommodation

FIRST FLOOR

SINGLE BEDROOM, two DOUBLE BEDROOMS, STOREROOM/OFFICE, FAMILY BATHROOM and KITCHEN.

SECOND FLOOR

Two DOUBLE BEDROOMS, BATHROOM and LOFT STORAGE.

Function Room

Entrance leading to the ground floor, open-plan FUNCTION ROOM with separate fire escape on the far side. BAR SERVERY and customers' unisex WC. Spiral staircase to the first floor; formerly a GAMES ROOM, this area is now a large open-plan space. LADIES' and GENTLEMEN'S customer toilets.

External

Side driveway with parking for approximately five vehicles on the right-hand side. Tarmac CAR PARK to the rear with spaces for 10 vehicles. A wood decking area and an elevated BEER GARDEN at the furthest end of the plot are able to seat approximately 25 - 30 customers.





Ground Floor

The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics.

Existing floor plans

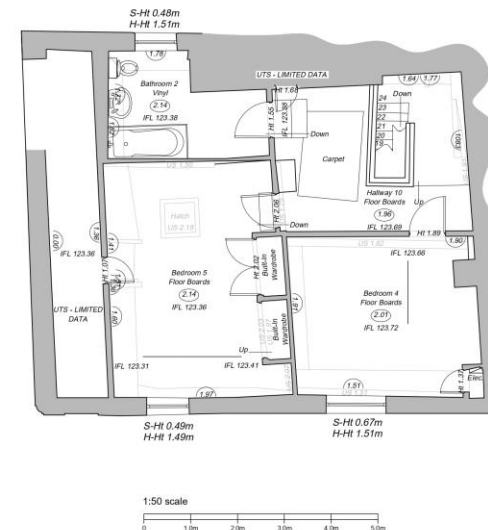
Shown below

Proposed floor plans

Shown on pages 6 & 7



First Floor

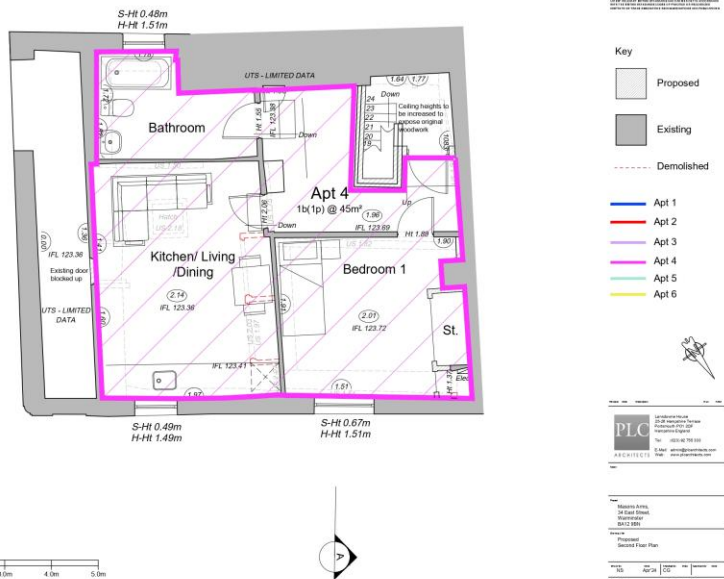


Second Floor

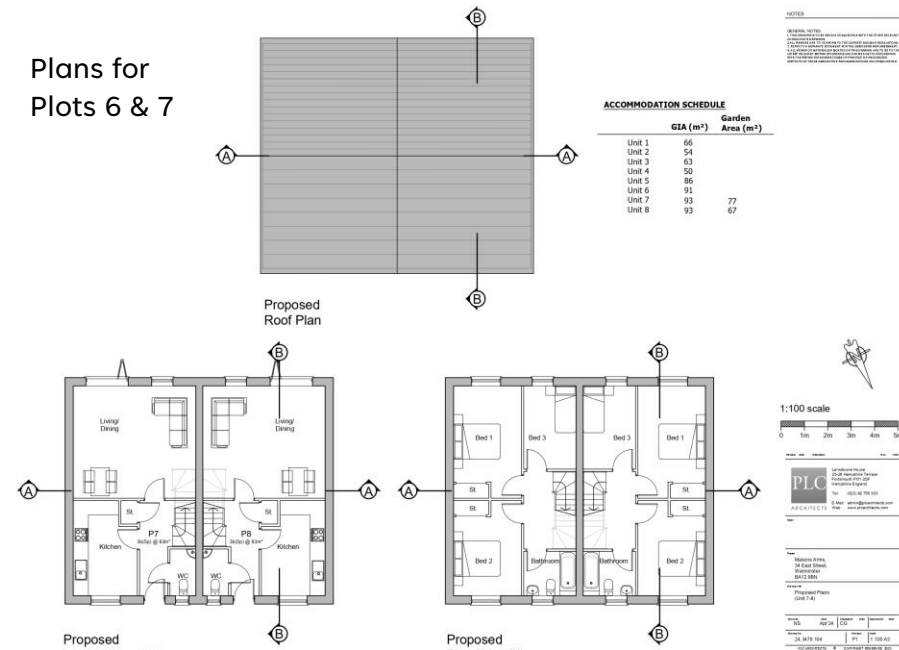




Second Floor



Plans for Plots 6 & 7



Tenure & Price

FREEHOLD £300,000 plus VAT. Vacant possession upon completion.

The Property is elected for VAT. VAT will be levied on 90% of 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

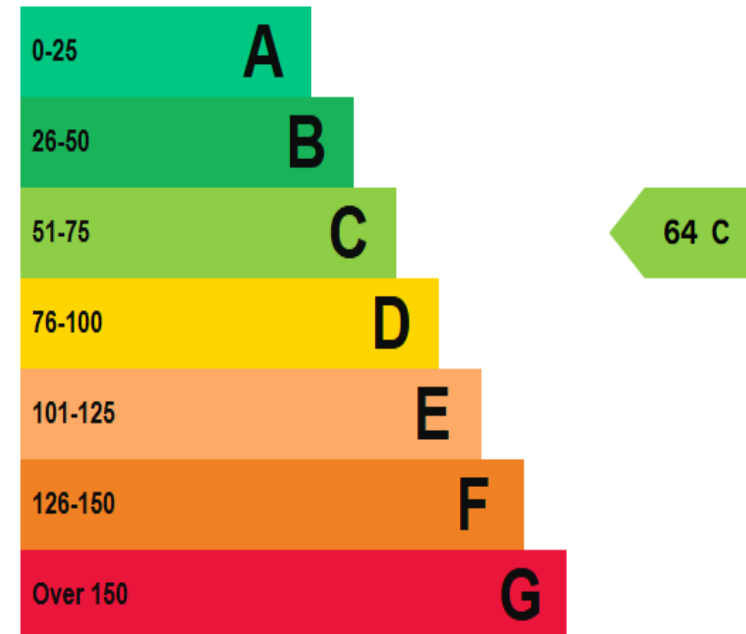
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £6,250 as at 01 April 2026.

Local Authority: Wiltshire Council.





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