

The Ganges, 147-148 High Street, Royal Wootton Bassett, SN4 7AB



**FREEHOLD
RESTAURANT
WITH LIVING
ACCOMMODATION
FOR SALE**

5,200 sq ft (483m²)

- *Rare freehold opportunity*
- *Well fitted licensed restaurant*
- *Close to all town centre amenities*
- *Large residential accommodation*

Kilpatrick & Co

Commercial Property Consultants

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Regulated by RICS



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LOCATION: The property is situated in the centre of Royal Wootton Bassett High Street, which forms the town's primary commercial area offering a range of retailers, restaurant/pubs, banks and a variety of office occupiers.

DESCRIPTION: The property comprises an end terraced, 3 storey, Grade 2 listed building with a large restaurant on the ground floor and 2 floors of residential above, with separate access. The restaurant is subdivided into 2 rooms with 4 large windows overlooking the High Street and provides up to 120 covers. The main restaurant area includes a fully fitted bar, with heating & air conditioning and timber floors. The secondary restaurant area can be used as a function room, with to the rear a disabled toilet. To the rear of the main restaurant there is a fully fitted commercial kitchen, with stainless steel hygienic wall cladding and non-slip flooring, with 3 stores and customer & staff toilets. At basement level, there are 2 further stores.

The residential accommodation comprises 4 bedrooms, a living room, kitchen and stores/cupboard, shower & WC, all centrally heated. On the second floor, there is a feature bedroom, an office/study & 2 other bedrooms, and a bathroom/WC.

Adjacent to the property, there is a hard surfaced area with space for 3 cars, tandem parked and there is a small rear courtyard.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor areas:-

GF: Restaurant, bar, kitchen, stores, toilets etc:	2,192 sq ft
FF: 4 bedrooms, living room, kitchen, Shwr/WC	1,509 sq ft
SF: 3 bedrooms, study, Bath/WC	1,008 sq ft
Basement: stores	<u>491 sq ft</u>
Total:	5,200 sq ft (483.1m ²)

Outside: Car parking for 3 cars tandem parked & rear yard.



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AVAILABILITY: The property is available for sale freehold with vacant possession. Further details on trade are available via the agents.

Trading hours are: Sunday - Thurs: 17:00 - 23:00; Friday - Saturday: 17:00 - 23:30; closed Mondays.

Premises licence: the current licence allows the sale of alcohol during trading hours.

PRICE: Offers in excess of £650,000 are invited for the freehold with vacant possession.

Fixtures & Fittings & Stock: Premium offers are invited for the all fixtures & fittings, if required, with stock available at valuation.

VAT: we are advised that VAT is not applicable to the sale price.

SERVICES: We are advised that all mains services, including gas are connected to the property but we have not carried out any tests of services or service appliances.

BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property is assessed as follows:-

Description:	Restaurant & Premises
Rateable Value (2026):	£23,250
Uniform Business Rate (2026/27):	£0.382
Full Rates Liability (2026/27):	£8,881.50

NB: Further information on business rates is available from Wiltshire Council on 01380 724911.

COUNCIL TAX: The Council Tax band for the upper floors is Band E.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on 01793 643101.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.



N.B. Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

17/04/2026



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