



**THE RAILWAY HOTEL**  
HENDFORD HILL, YEOVIL, SOMERSET, BA20 2QN

- HISTORIC PUB CLOSE TO YEOVIL TOWN CENTRE
- SURROUNDED BY DENSELY POPULATED HOUSING DISTRICT & LOCAL BUSINESSES
- WELL PRESENTED PUBLIC BAR WITH GOOD RANGE OF SEATING
- GAMES ROOM WITH POOL TABLE
- CATERING KITCHEN
- FOUR BEDROOMS ON FIRST FLOOR - SUITABLE FOR A VARIETY OF USES
- BEER GARDEN

REF: 232  
LEASE £13,000

£13,000 is thought to be the minimum amount of cash needed in order to enter this excellent pub business.

For further information please call:  
**Bruce Sprosen on 07467 947296**

**BATH**

3 Edgar Buildings, George Street, Bath, BA12FJ  
t: +44 (0) 1225 720393

**LONDON**

71-75 Shelton Street, London, WC2H 9JQ  
t: +44 (0) 203 9678374

CONSULTANCY  
LETTINGS  
SALES  
VALUATIONS  
INVESTMENTS

## LOCATION

This lovely historic Pub sits at the bottom of Hendford Hill in Yeovil not far from the High Street. It is also sited at the entrance to the very popular Nine Springs Public Park. There are several residential areas nearby and local shops and the High Street are a short walk away. A number of large local businesses are also nearby.

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Yeovil  
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## THE BUSINESS PREMISES

There is currently a Main Bar which is open-plan together with a Function Room.

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### MAIN BAR AND FUNCTION ROOM

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### CELLAR

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### LADIES AND GENTS WC'S

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### CATERING KITCHENS

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## PRIVATE QUARTERS

On the first floor there are four bedroom in need of some development.

## OUTSIDE

There is a small Beer Garden and Car Park.

## THE BUSINESS

The business trades primarily at present as a wet sales Public House.  
There is certainly scope to introduce a classic pub food offer.

## TENURE

The property is available on the basis of a brand new five year Agreement with a flexible Tie.

An annual rent of around £19,500 is anticipated.

## VIEWING

Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can be made via Sprosen on **01225 20393** or if you prefer call Bruce Sprosen of Sprosen on **07467 947296**.

## CONTACT BRUCE

**07467 947296**

**BRUCE@SPROSEN.COM**