



Business & Commercial Property Agents & Valuers



PENSCOT INN
THE SQUARE, SHIPHAM
WINSCOMBE, SOMERSET BS25 1TW

Ref 403

£12,500

- FREE OF TIE SOMERSET VILLAGE HOTEL, RESTAURANT & BAR
- BRAND NEW ASSIGNABLE LEASE RENEWABLE WITHIN THE LANDLORD AND TENANT ACT
- 10 ENSUITE LETTING BEDROOMS
- MAIN BAR (25) & RESIDENTS LOUNGE (15)
- RESTAURANT FOR 30 & COMMERCIAL KITCHENS
- COURTYARD GARDEN & FRONT TERRACE GARDEN
- TWO BEDROOMED PRIVATE OWNERS HOME
- ZERO BUSINESS RATES PAYABLE
- GREAT OPPORTUNITY TO DEVELOP TRADE

£12,500 is thought to be the minimum amount of capital needed in order into this excellent Free of Tie business opportunity.

For further information please call:
Bruce Sprosen on 07467 947296

OFFICES IN LONDON & SOMERSET
CONSULTANCY

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GROSVENOR



LOCATION

The Penscot Inn is set back from the village green in Shipham within the Mendip Hills. The long distance path, The Mendip Way, literally passes its door. Shipham is a popular commuter village just off the A38, three miles from Cheddar and 15 miles south of Bristol, with a short drive to the M5 motorway and Bristol Airport.

The Penscot Inn is the only trading pub in the village, other amenities include a convenience store, school, church and active village hall. The population in the immediate area is growing rapidly with new houses currently being built in Cheddar and a further 250 houses planned just off the A38 in the nearby village of Churchill.

BUSINESS PREMISES

The two main customer entrances are from the rear car park and front of the pub via the porch and hallway with flagstone floor. The three separate trade areas consist of:-

The main bar with bar servery, part tiled and carpeted floor, table and bar stool seating for about (25) and open fireplace.



The residents lounge and overflow from the main bar seats around (12) to (15), has flagstone flooring and a large stone fireplace not in use.



Restaurant and residents breakfast room seating (31) with herringbone parquet flooring and door to the courtyard garden terrace.

The back of house areas include a large fully fitted commercial kitchen, utility/store room, cellar and customer toilets.

Letting Accommodation

10 en suite bedrooms in total of which nine are let, as one double en suite room is occupied by a family member. All of the rooms are located on the first floor and comprise of six double, two of which can be split into twins, two singles, one family and one four poster room.

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

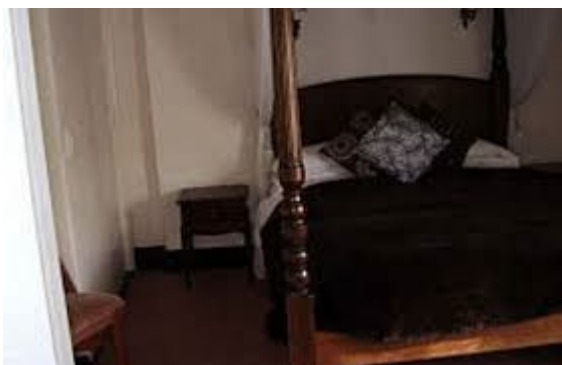


External Details

Access from the main village road via a driveway to the rear car park with around (23) parking spaces plus plenty of parking in the village. Courtyard garden seating (16) plus front terrace seating (14) and on the front green.

Owner's Accommodation

Separate entrance from the rear car park into a rear hallway leading to a private lounge, two bedrooms and shower room with toilet.



The Opportunity

Previous owners are retiring after 25 years in the trade. There is plenty of scope for new owners to build the trade back up after the disruption during building works and to instigate fresh ideas to expand the customer base to a wider area.

The Penscot Inn is in a good location to be able to increase the room occupancy, with tourist attractions nearby, plus walkers on the Mendip Way and the convenience of Bristol airport. This should also increase its food and beverage income.

There are also a number of new housing developments which will increase opportunity locally.

TENURE

The business is available on the basis of a brand-new commercial lease that will trade completely free of tie.

Annual rent will be £40,000 per annum, payable monthly in advance.

The tenant is responsible for building repairs and maintenance.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296