



Business & Commercial Property Agents & Valuers



THE CARPENTERS ARMS

VAGG LANE, YEOVIL

SOMERSET BA21 3PX

Ref 408

£20,000

- IDYLIC SOMERSET VILLAGE LOCATION
- ESTABLISHED FOOD LEAD BUSINESS WITH SUBSTANTIAL TURNOVER (PRE COVID)
- SEATS OVER 110 THOROUGHOUT CHARACTER BUILDING
- QUALITY KITCHENS AND ANCILLARY AREAS
- BEER GARDEN FOR 30 & CAR PARK FOR 20
- FIRST FLOOR THREE BEDROOMED HOME WITH PRIVATE KITCHEN

£20,000 Is thought to be the value of the trade fixtures and fittings.

In addition, there will be a rent deposit of circa £10,000

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

**OFFICES IN LONDON & SOMERSET
CONSULTANCY**

SALES - LETTINGS - VALUATIONS -



LOCATION

The idyllic Somerset village of Chilthorpe Domer is only four miles from Yeovil on the old Ilchester to Yeovil coach road.

The village is home to some lovely residential dwellings and is surrounded by breath-taking countryside.

Customers come from far and wide with regular customers coming from Yeovil, Street, Glastonbury and Taunton



In addition is a conservatory with can seat up to about 25.

THE BUSINESS PREMISES

This is a top-quality pub and restaurant.



There are carefully throughout trading spaces with five separate sections surrounding the quality bar and seating around 90.



Many character features have been retained including a lovely wood burning stove and exposed stone walls.

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.



COMMERCIAL KITCHENS

There is a very well fitted catering kitchen with a full range of stainless-steel equipment,



walk in cold room, wash up and prep areas.



OUTSIDE

Outside there is a large patio garden area for about 25 and a smaller area for 10.



There is also a customer car park for 20.

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PRIVATE HOME

Located on the first floor, really good quality with a Lounge/Dining room, Private Kitchen, Bathroom, Three bedrooms and an office.



THE BUSINESS

A full breakdown of trading information will be made available after viewing the premises

TENURE

The property is available on the basis of a brand now 3 or 5 year tenancy.

There is a full wet tie to Butcombe Brewery.

VIEWING AND FURTHER INFORMATION

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

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