



REF: 204

The Podymore Inn
Podimore, Yeovil, Somerset BA22 8JF

£5,000



£5,000 is the rent deposit payable to the landlord.

In addition, funds will be required for stock, working capital and advance rent.

Fixtures and fittings value to be confirmed but can be purchased over a period of time.

FEATURES

- Somerset village public house in three acres
- Very well presented throughout
- Internal trading areas for 80
- Fully equipped commercial kitchen
- Two-bedroom private accommodation
- Envidable outside trading areas for 70
- Car park for 30 vehicles
- Opportunity to develop food offering

LOCATION

Podimore is a charming village in the heart of the Somerset countryside approximately 8 miles north of the town of Yeovil and 26 miles east of the County Town of Taunton. The village lies beside the A303 trunk road, which runs between Basingstoke in Hampshire and Honiton.

Yeovil is close to Somerset's southern border with Dorset, 126 miles (203 km) west of London, 41.8 miles (67.3 km) south of Bristol, 6 miles (9.7 km) west of Sherborne and 27.6 miles (44.4 km) east of Taunton.

The aircraft and defence industries, which developed in the 20th century, made it a target for bombing in World War II; and they are still major employers. The town is on the A30 and A37 roads and has two railway stations. The centre of Yeovil is subject to a £10 million regeneration investment program. The purpose of the investment is to further invigorate the town centre and works are due to be completed in the summer of 2024.

The Podimore Inn is in a roadside position nestled in the village of Podimore, located just off the A303 at the Podimore roundabout and very close to RNAS Yeovilton (which is one of the Navy's two principal air bases) with many towns and villages surrounding it.

THE BUSINESS PREMISES

The premises have been completely refurbished in the last few years and are presented in extremely good condition. An entrance vestibule leads to an attractive refitted bar which has seating for around 14 with slate floor and exposed stone walls.

First Seating Area

The first seating area provides around 20 covers where there is flagstone floors, exposed stone walls and beamed ceiling.

Second Seating Area

The second seating area overlooks the garden and has many character features with a wood-burning stove and seats around 22.

Dining Area

There is a further overflow dining area, which can either be used as a function room or as an addition to the main business, seating around 40.

Catering Kitchens

The catering kitchens are very well fitted with a full range of professional catering equipment.



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.

Ladies WC

Gents WC

PRIVATE ACCOMMODATION

On the first floor there is private quarters which have also been refurbished, including a lounge, two double bedrooms, kitchenette and shower room.

OUTSIDE

There is seating outside for around 12, plus landscaped gardens to the side and rear with seating for 70.

There is a car park to the front and side for around 33 vehicles with plenty of extra on-road parking.

In addition, there is a three-acre paddock, which is currently used for sheep grazing and borders the A303.

THE PROPERTY

Is a traditional stone-built building with painted render under a tiled roof, which has had recent renovation and transformed this historic establishment into a stylish and contemporary eating and drinking venue.

THE BUSINESS

Is currently open and trading.

Trades predominantly as a busy locals public house which is boosted by the close proximity to RNAS Yeovilton and also benefits from tourists, has hosted festivals, parties and even a weekly bike night during the warmer months.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

The Podymore Inn is available on the basis of a 5-year (TAW initially) agreement with Red Oak Taverns.

There will be a tie for beer, cider and lager (free of tie for wines, spirits and minerals).

Annual rent is quoted at £25,000.



Rateable Value

Current rateable value (1 April 2023 to present)
£11,100.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/8654-8531-0117-5012-2394>

VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com