

SPROSEN

GROSVENOR

Commercial Property Agents & Valuers



info@sprosen.com



0333 414 9999



www.sprosen.com



REF: 800

The Merry Monk

Monkton Heathfield, Taunton, Somerset
TA2 8NE

Leasehold Free of Tie
£175,000



£175,000
to include the valuable
free of tie
leasehold property, trade
equipment
and goodwill.

stock will extra at
valuation.

FEATURES

- Taking over £43,000 per week (gross) – free of tie Pub & Restaurant
- Still scope to grow trade from takeaway and al fresco dining
- With popular carvery food offer with overall internal seating of 150
- Well presented bar area seats around 50 plus dining space for around 100
- Professionally fitted and large commercial kitchen
- Two garden trading areas seat 100 plus car park for 70 - 80
- Two-bedroom self-contained manager's apartment with separate kitchen

LOCATION

The Merry Monk is situated in a prominent trading position. Technically the business is situated in the village of Monkton Heathfield although now realistically, this is a suburb of the Somerset County Town of Taunton.

The area is surrounded by a densely populated housing district which is set to further grow with the construction of multiple housing developments providing many thousands of extra homes set to be built in the near future.

This is a fantastic trading position.

THE BUSINESS PREMISES

Front vestibule leads to:

Bar Area

(6.3 m x 6.3 m)

Seating 24.

A split-level quality trading space with part carpeted and part quarry tiled floor. There is a timber panelled front bar servery with full range of equipment behind including back bar fridges, non-slip floor, touch screen till etc.

Adjacent Seating Area

(15 m x 4.7 m)

Seating 34.

Also split-level with part carpeted and part block wooden floor.

Another quality trading space with two fireplaces. This is an area used for both drinking and dining.

A long rear vestibule from the garden area provides access to:

Carvery Restaurant

(15 m x 7 m)

Seating around 50.

With part carpeted, part tiled and part solid wood floor. There is a substantial carvery unit with four meat stations, plate warmer and numerous halogen warming hobs.

In addition, there is a dessert serving area with glass fronted chilled display and back bar area including professional coffee machine.

Garden Restaurant

(9.2 m x 7.8 m)

Seating 38.

A lovely room standing adjacent to the main carvery with close carpeted floor and a glazed outlook over the trade garden area.



Third vestibule to car park.

Disabled WC

Ladies WC

With three WC cubicles.

Gents WC

With four urinals and one WC cubicle.

Main Commercial Kitchen

(4.7 m x 6.8 m)

A professionally fitted commercial kitchen with part UPVC clad, part stainless steel clad walls, non-slip floor, a substantial commercial extract and full range of professional equipment including numerous refrigerators, under counter stainless steel units, stainless steel serving pass, deep bowl sink unit, substantial gas griddle, 6-ring commercial hob and oven, two Lincat deep fat fryers, two rational combination ovens, Lincat combination oven etc.

Overflow Kitchen Storage

(5.7 m x 2 m)

With non-slip floor, further stainless steel workstations, UPVC clad walls, two Alto Shaam.

Wash-Up Area

(5.2 m x 2.8 m)

With double bowl deep sink unit with overhead rinsing arm, stainless steel workstations, pass through dishwasher and drainer.

Laundry / Rear Prep Room

(4.9 m x 3 m)

With tiled floor, washing machine, UPVC clad walls, stainless steel workstation etc.

Two recently fitted walk-in Cold Rooms

Cellar

Large Store

(11.4 m x 2.8 m)

With further cold storage and shelving. This former skittle alley could offer further trading space.

PRIVATE ACCOMMODATION

On the first floor comprising of a:

Lounge

Double Bedroom

Single Bedroom

Kitchen

Bathroom



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OUTSIDE

To the front and side there are two garden areas.

Patio Garden

Seating 50 in an attractive patio area including a feature wishing well.

Lawned Trade Garden

With a capacity of around 50.

Car Park

For around 70.

Also outside is a covered smoking shelter.

THE BUSINESS

Turnover for The Merry Monk for year ended November 2025 was £1,850,000 net of VAT.

Substantial profits are earned which would be further boosted if working owners were to operate this business.

Detailed trading information can be provided on signing an NDA.

There is further growth potential from an untapped takeaway trade and by maximising the use of the sparsely used outside space.

TENURE

The property is subject to a 20 year commercial lease free of tie which commenced in 2018.

Annual rent is the equivalent of 6.6% of turnover.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9907-3009-0238-0600-7505>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com



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