SPROSEN GROSVENOR

Commercial Property Agents & Valuers

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REF: 837

The Horseshoe Inn

Bowlish, Shepton Mallet, Somerset BA4 5JG

Leasehold
£5,850



£5,850 rent deposit (3 months' rent at £450 per week). Some fixtures and fittings are owned by the current tenant and are to be purchased by separate negotiation. Available January 2027.



FEATURES

- Free of tie, stone-built Somerset market town pub
- Great location on the Wells road, close to Wells, Bath and Glastonbury
- Front bar seats 35; back bar / skittle alley / function room 25+
- Walled rear patio seating around 30, with covered area
- Five letting rooms (one en-suite), parking and garage
- Fantastic scope – functions, skittles, patio and letting rooms
- New 6 year 11 month lease, renewable under the 1954 Act
- Rent £395 pw in year one, then £450 pw in years two and three
- Usually zero business rates payable (small business rate relief)

Sprosen Commercial Ltd T/A Sprosen Grosvenor. Registered in England 09117969.

LOCATION

The Horseshoe Inn stands on the main Wells road at Bowlish, on the northern edge of the Somerset market town of Shepton Mallet. It is surrounded by quality residential housing and enjoys a good local trade.

Shepton Mallet lies about 5 miles east of Wells, 16 miles south-west of Bath and 18 miles south of Bristol, with the Mendip Hills to the north. The River Sheppey and the route of the Roman Fosse Way both run through the town.

It is the closest town to the Glastonbury Festival site, and the Royal Bath & West Showground, which hosts major events throughout the year, is close by.

THE BUSINESS PREMISES

The Building

A detached building of local stone under slate and clay tile roofs, believed to date back to 1750 and originally a smithy. It stands prominently on the roadside with a traditional hanging sign and fascia.

Entrance Vestibule

Giving access to the front bar on the left and the back bar on the right.

Front Bar

Seating 35. A bright, characterful bar with a tiled floor, rugs and tall sash windows to the front. A wood-burning stove sits in a painted stone fireplace with mantel. The walls combine stone-effect and painted panelling, with a mix of tables, chairs and settles.

Snug

A cosy corner snug with high-backed pine settle seating around a pedestal table, beneath a traditional painted Horseshoe Inn sign.

Servery

Painted panelled bar counter with timber top and pendant lighting, equipped with a glass washer and bottle cooler.

Back Bar / Skittle Alley / Function Room

Easily seats 25, with plenty of scope for more. A long, light room entered through a wide arch, with its own servery. A carpeted seating area with Chesterfield sofa, tables and chairs runs alongside the timber skittle alley. At the far end is a wood-burning stove in an exposed brick fireplace, with a wall-mounted TV. Ideal for skittles and darts teams, private parties, functions and live music, and opens onto the rear patio.

Toilets

Ladies, gents and disabled WCs, reached from the back bar.

Kitchen Area

The current operator produces a good home-cooked menu and Sunday roasts, but an incoming operator should realistically plan on a relatively limited food offer.

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FIRST FLOOR ACCOMMODATION

Currently set out as five letting rooms with a shared bathroom. The rooms are carpeted and well presented, with traditional sash windows, and one has a vaulted ceiling with exposed roof timbers. The floor could alternatively be used as the operator's private accommodation, or a mix of the two.

Room 1 – Double room with en-suite shower room.

Room 2 – Double room.

Room 3 – Double room.

Room 4 – Single / small double room.

Room 5 – Family room with dressing room off.

OUTSIDE

Rear Patio

A walled, paved patio reached from the back bar, seating around 30 at picnic benches and garden furniture, with parasols and a timber pergola. Part of the patio has a timber-framed covered seating area with lantern lighting.

Parking

Private parking area with a garage.

THE BUSINESS

The Horseshoe Inn is open and trading. It is a characterful, wet-led community pub in a great location, with fantastic scope for an operator to make their mark. Being free of tie, the incoming tenant can buy drinks on the open market, giving full control of range and margins.

There is real scope to build trade: the back bar and skittle alley lend themselves to skittles and darts teams, private parties, functions and live music; the large walled patio can drive summer trade; and the five letting rooms offer additional income, with visitors drawn by the Royal Bath & West Showground, Glastonbury Festival and the surrounding Mendip Hills. Food is a useful addition, though the very small kitchen area means it will be a relatively limited offer.

Further information can be provided to interested parties on request to the agent.

RATEABLE VALUE

Current rateable value (1 April 2026 to present): £6,800. This would usually mean zero business rates payable, as a qualifying occupier should be eligible for small business rate relief.

EPC

https://find-energy-certificate.service.gov.uk/energy-certificate/0470-0938-1379-4798-4006

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TENURE

Available from January 2027. A brand new lease for a term of 6 years 11 months is offered with a private landlord, free of tie. The lease is fully renewable under the Landlord and Tenant Act 1954, and is on fully repairing and insuring (FRI) terms.

Rent: Year 1 – £395 per week (£20,540 per annum). Years 2 and 3 – £450 per week (£23,400 per annum).

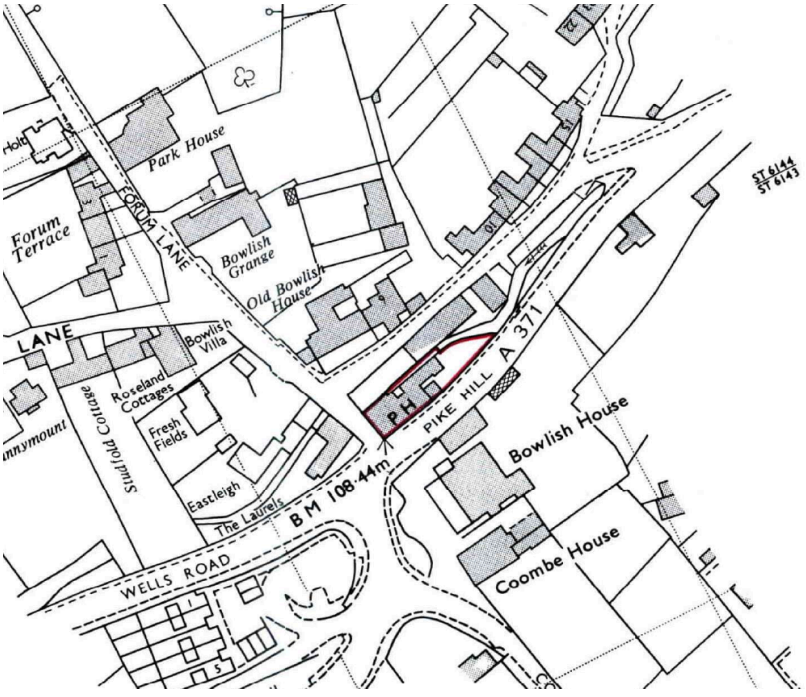
Rent deposit: £5,850 (3 months' rent at £450 per week). Working capital for stock and other general expenses will also be required.

Some fixtures and fittings are owned by the current tenant and will need to be purchased by separate negotiation. The landlord's fixtures and fittings can be used by the operator but will be retained by the landlord.

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

SITE PLAN



Extract from HM Land Registry title plan ST163185, property edged red. North to top. For identification only, not to scale.

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PHOTOGRAPHS











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PHOTOGRAPHS









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