



REF: 795

The Globe Inn

18 - 20 Priest Row, Wells, Somerset
BA5 2PY

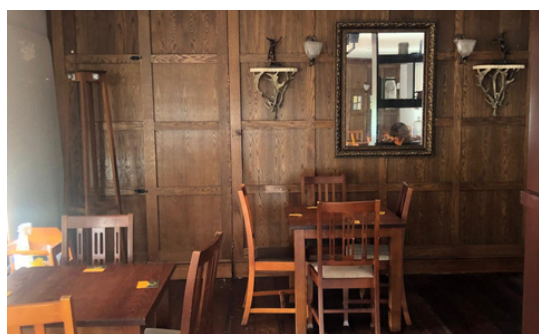
Rent Deposit
£3,000



£3,000 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

- Historic public house in medieval Somerset city of Wells
- Prominent central location adjacent to 13th century church
- Well-presented bar seating 30
- Plus dining area seating 10
- First floor function room seating for 60
- Well-equipped commercial kitchen
- Sun trap high walled beer garden
- Three-bedroom private accommodation with bathroom, lounge and kitchen

LOCATION

Wells is a picturesque cathedral city in Somerset, located on the southern edge of the Mendip Hills, 21 miles (34 km) south-east of Weston-super-Mare, 22 miles (35 km) south-west of Bath and 23 miles (37 km) south of Bristol. Cheddar and the famous caves are 8.6 miles (21 minutes) via A371, Glastonbury 6.2 miles (15 minutes), home of the world famous music festival, via A39 and Street 8 miles (12 minutes) where there is the Clarkes Shopping Village.

Wells' historic architecture has led to the city being used as a shooting location for numerous films and television programmes, is very popular with tourists and visitors all year round and an ideal base from which to visit local attractions.

Wells has had city status since medieval times, because of the presence of Wells Cathedral.

The city houses several schools including The Blue School, a state coeducational comprehensive founded in 1641, and the private Wells Cathedral School, founded possibly as early as 909 and is one of the five established musical schools for school-age children in the UK.

The Globe Inn is situated in a prominent roadside position with St Cuthbert's Parish Church nearby and a short walk to Wells Cathedral and the Bishops Palace.

THE BUSINESS PREMISES

Entrance Vestibule

Main Bar Seating Area

Which has seating for 30 and plenty of standing space in this well presented character space.

Bar Servery

Restaurant / Dining Room

Located to the rear, with quality furnishings and seats about 40.

Ladies & Gents WCs

Both well presented.

Commercial Kitchen

Is fully equipped.

First Floor Function Room

For 60 which is popular for local events, wakes, christenings etc.



PRIVATE ACCOMMODATION

Is situated on the first and second floor and comprises.

Bedroom 1
Bedroom 2
Bedroom 3
Lounge
Bathroom
Private Kitchen



OUTSIDE

Beer Garden

To the rear there is an enclosed beer garden for around 35.

THE PROPERTY

Is a 300-year-old historic three storey terraced building, brick built with painted render under a tiled roof.

There is a large public car park nearby.

THE BUSINESS

Is open and trading.

We do not hold any accounting information nor can we warrant any trading figures. However, we are advised that the current sales (as run by a temporary management team) are between £3,000 and £4,000 per week, we are further advised that current food sales are between £800 and £1000 per week. It is the landlords view that this site is capable of trading at a much higher level of around £8,000 per week with the right operator.



TENURE

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

There will be a tie for beers, ciders and lagers (free of tie for wines, spirits and non-postmix minerals).

Initial annual rent is quoted at £12,000.

Rateable Value

Current rateable value £18,100.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2964-0732-9462-2424-1502>

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
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