



REF: 725

The Charlton Inn

29 Charlton Road, Shepton Mallet,
Somerset BA4 5PH

£10,000



£10,000

**is the rent deposit payable
to the landlords.**

**Stock at valuation will be in
addition.**

**Fixtures and fittings can be
purchased over a period time
subject to negotiation.**

FEATURES

- Wiltshire "wet sales only" Public House in prime position
- Turnover approximately £300,000 (net of VAT) - great scope to improve
- Extra scope to develop a food business alongside established business
- Close to the town centre of Shepton Mallet
- Well presented multiple bar area to seat around 100
- Function room / skittle alley for 70
- Large beer garden with a capacity for 80
- Decked and covered outside space for 20 - great car park for 25
- Good quality three bedroom home with private fitted kitchen / breakfast room
- Additional one bedroom flat

LOCATION

Shepton Mallet is a town and civil parish in the Mendip district of Somerset in South West England. Situated approximately 18 miles (29 km) south of Bristol and 5 miles (8.0 km) east of Wells, the town is estimated to have a population of 10,369. It contains the administrative headquarters of Mendip District Council.

The Mendip Hills lie to the north and the River Sheppey runs through the town. Shepton Mallet lies on the route of the Fosse Way, the principal Roman Road into the South West of England, and there is evidence of Roman settlement.

Shepton Mallet is the closest town to the site of the Glastonbury Festival, the largest music festival in Europe. Also nearby is the Royal Bath and West of England Society Showground which hosts the Royal Bath and West Show, together with other major shows and festivals.

THE BUSINESS PREMISES

Comprises of two well fitted bar seating areas surrounding the single long bar servery.



The first area seats around 50 in quality quality surroundings.



The second area seats another 45 and houses a pool table.



There are two ladies and one gents WC. There is also an unused commercial kitchen and various other store rooms.

Function Room

In a separate building across a courtyard is the skittle alley or function room which seats about 70 and has its own bar area.

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.



Private Accommodation

The private home is well kept and comprises of a large lounge, three bedrooms and a recently refitted kitchen/breakfast room as well as a modern bathroom.

In addition, there is also a self-contained one bedroom apartment in need of renovation (located above the skittle alley).

OUTSIDE

There is a courtyard with a well presented outside covered smoking solution that seats about 20 and has its own heating and even an outside TV!



The beer garden is huge and currently seats about 30 but there is plenty of room for more.

There is also a car park that holds 25 spaces.

THE BUSINESS

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

TENURE

The Charlton Inn is available on the basis of a new 5 year tenancy with Butcombe Brewery Ltd. There will be a tie to Butcombe Brewery for wet sales products.

Annual rent will be discussed.

Rent is payable monthly in advance and £10,000 rent deposit will be required.

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



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