



REF: 732

Ye Olde Poppe Inn
Axminster Road, South Chard,
Chard, Somerset TA20 2NZ

Freehold Investment Sale
£380,000



**For sale as a Freehold Investment
with a tenant in situ**

Rental income £26,652 p.a.
Yield 7.01% p.a.

FEATURES

- Freehold Investment Sale – Somerset village public house
- Bar seating areas for 30
- Character dining area for 32
- Skittle alley / function room for 150
- Well-equipped commercial kitchen
- Three-bedroom owner's accommodation
- Patio garden
- Car park for 24

LOCATION

Chard is a town in the county of Somerset. It lies on the A30 road near the Devon and Dorset borders, 15 miles (24 km) south west of Yeovil and at an elevation of 121 m (397 ft), Chard is the southernmost, and one of the highest towns, in Somerset.

PROPERTY DESCRIPTION

Large, thatched property

Main Entrance

Double doors lead into a carpeted vestibule which is rendered throughout.

Immediately from this area is:

Easy Access WC

With baby changing station.

From the vestibule is:

Entrance Hall

With superb wooden floor and rendered throughout.

From this there is:

Ladies WC

Tiled floor, half panelled wood with painted render above, two low level flush WCs, sink and hand-dryer.

Gents WC

Tiled floor, half panelled wood with painted render above, two urinals, one low level flush WC, sink and hand-dryer.

The corridor leads to:

Dining / Restaurant Area

(8.1 m x 5.1 m)

Covers for 32. With a beautiful wooden floor, exposed stone walls, feature fireplace with two inglenook fixed seating areas and traditional beamed ceiling.

Lounge / Bar Area

(5.9 m x 5.2 m)

Comfortable seating for 4 and further seating for 16. Benefits from the same wooden flooring, part-panelled walls and exposed brick walls, fantastic feature wood-burner in a large inglenook fireplace.



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.

Bar Servery

Has a quarry tile walkway and comprises of varnished wood front and hardwood top.

Behind the servery is non-slip flooring and two single bottle coolers.

The back bar comprises of traditional wooden style shelving. Again, the ceiling in here is also traditional painted and beamed.

Public Bar

(8.7 m x 3.1 m)

Seating for 10 and standing for a further 10.

Has a tiled floor with raised area to a pool table and dartboard. The area has exposed stone walls, half-panelled on one side with panelled ceiling. This area also benefits from a feature wood-burner.

The Bar Servery in this area has painted wood front with hardwood top, two single bottle coolers and non-slip flooring behind.

Skittle Alley / Function Room

(24 m x 6 m)

Is a large area which can cater for 150.

Commercial Kitchen

(5.5 m x 3.5 m)

Benefits from non-slip flooring and is well equipped with 6-burner cookers with ovens, buffalo grill, deep fat fryer, commercial extract, stainless steel preparation tables with microwaves, single sink.

Leading from this is:

Prep Area / Storage

(4.2 m x 5.5 m)

With non-slip floor and numerous upright freezers. There is also a walk-in chiller.

PRIVATE ACCOMMODATION

Is accessed from within the pub up a carpeted staircase and consists of:

Bedroom 1

A double room.

Bedroom 2

A double room with en-suite bathroom.

Bedroom 3

A single room with white bathroom suite, low level flush WC and hand basin.

Kitchenette

Lounge

A well-proportioned room.



OUTSIDE

Patio Garden
For 24.

Car Park
Has tarmacadam and spaces for 25 vehicles.

THE PROPERTY

Is a detached, stone built, thatched building in a prominent roadside position.

TENURE

The property is offered for sale on the basis of a freehold investment sale.

Currently let to an individual on a 3 year term from 1st June 2024 with a mutual option to determine at any time with minimum 3 month's notice.

Lease terms: 3 years
Years left on Lease: 1yr 9m
Deposit held £5,000
VAT Applicable: Yes

Rateable Value

Current value (1 April 2023 to present) £12,300.



EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6237-2683-5051-5374-3788>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Paul Mahon 07769 969590 (Out of Hours)
Please Email: paul@sprosen.com

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