



REF: 729

The Rusty Axe
Stembridge, Martock, Somerset
TA12 6BL

Freehold Investment Sale
£380,000



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

Rental income £25,740 p.a.

Yield 6.77% p.a.

FEATURES

- Freehold Investment Sale
- Pub and restaurant in Somerset
- Village centre thatched property
- Open-plan bar and dining plus function room
- Commercial kitchen
- Three bedroom private accommodation
- Large beer garden and car park

LOCATION

Martock is a large village in Somerset, located on the edge of the Somerset Levels, 7 miles (11.3 km) north-west of Yeovil.

The parish includes Hurst, approximately one mile south of the village, and Bower Hinton, which is located to the west and bounded by Hurst and the A303.

Martock has a population of 4,766 and was historically a market town.

PROPERTY DESCRIPTION

Comprises a large thatched village pub.

On the ground floor there is an open-plan bar and restaurant with function room.

Also there is a commercial kitchen and customer WC's.

On the first floor is three-bedroomed owner's accommodation (complete with its own kitchen and bathroom).

Outside is a large beer garden and car park for 10 vehicles.

Total Gross Internal Area: 240 sq m (2,583 sq ft)

TENURE

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

Lease Terms: 6 years 11 months

Years Left on Lease: 3 years 6 months

VAT Applicable: Yes



The property is at present let to S&N Pubs Ltd with Personal Guarantee for a term of 6 years 11 months from 1st March 2022 at a current rent of £25,740 p.a. and the Lease contains full repairing and insuring covenants.

Rent review on 01.03.25 and 01.03.28 open market upward only.

Deposit held of £4,290.

Rateable Value

Current rateable value (1 April 2023 to present)
£8,800.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0298-0367-3030-4400-9803>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
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Please Email: paul@sprosen.com