



REF: 694

The Wyndham Arms
Church Road, Ilton, Somerset
TA19 9EY

Freehold Investment Sale
£330,000



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

Rental income £26,000 p.a.
Yield 7.88% p.a.

**All fixtures and fittings
owned by the landlord
will be included in the sale**



FEATURES

- Freehold Investment Sale
- Two bars (50), Restaurant area (35) plus separate Function Room/Skittle Alley
- Commercial Kitchen
- Three-bedroom owner's flat with two bathrooms
- Beer Garden for 30 and Car Park for 10
- Located next to Ilton Cricket Club

LOCATION

Ilton is a village in Somerset, situated 23 minutes (11.0 miles) south-east of Taunton, 7 minutes (2.9 miles) north of Ilminster, Yeovil is 29 minutes (18.3 miles), Bridgwater 32 minutes (18.1 miles) and Street 40 minutes (26.7 miles).

The parish includes the hamlets of Ilford and Cad Green with its 16th Century almshouses.

The Wyndham Arms is in a prominent roadside position and the only public house in the village.

THE BUSINESS PREMISES

Side Entrance Vestibule

Leads to:

Ladies WC

With one cubicle. Recently refurbished.

Gents WC

With two urinals and one cubicle. Recently refurbished.

Main Bar

(11.1 m x 4.5 m)

A large space with wood plank effect flooring, wood-burning stove inset to a stone surround fireplace with space to seat around 25.

Included in this area is the:

Bar Servery

With pine rustic facia and a range of bar equipment.

Second Bar

Has its own separate entrance vestibule measuring 6 m x 5.5 m.

Currently predominantly used as a games area.

Restaurant / Dining Room

(18 m x 4.5 m)

This large space could seat around 35 with a number of period features.



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 given 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.

Skittle Alley/Function Room

Which can seat up to 40.

Rear Vestibule

Leads to:

Office

(3 m x 3 m)

Cellar

(5.2 m x 3.1 m)

Commercial Kitchen

(4.3 m x 5.7 m)

With non-slip floor, kitchen extract.

Freezer Store Room

(3.1 m x 3.4 m)

Second Store Room

Vestibule to Private Outside Area

PRIVATE ACCOMMODATION

Stairway with close carpeting leads to:

Landing

With close carpeting.

Lounge

(4.7 m x 4 m)

With close carpeting and UPVC double glazed window.

Family Bathroom

With panelled bath, pedestal wash hand basin and low level flush WC.

Bedroom 1

(4.1 m x 5.2 m)

With close carpeting and UPVC double glazed window.

En-suite Bathroom

With walk-in double shower, pedestal wash hand basin, low level flush WC and panelled bath.

Bedroom 2

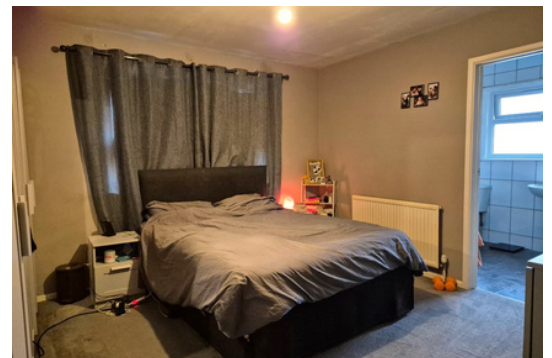
(4.4 m x 3.5 m)

With close carpeting and double glazed window.

Bedroom 3

(4.4 m x 3.5 m)

With close carpeting and double glazed window.



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OUTSIDE

There is a car park for around 8 vehicles.

Adjacent to the car park is a customer seating area for around 30 customers which is partly covered and partly decked.

There is a separate private outside space with outside storage and off-road parking for a further 3 vehicles.



THE PROPERTY

Stands detached, stone built under a mostly pitched tiled roof.

There is oil-fired central heating and other main services.

THE BUSINESS

Is open and trading.

We are unable to provide any accounting information.

TENURE

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

Rateable Value

Current rateable value (1 April 2023 to present) £3,900.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9995-3020-0786-0790-9901>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
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