



REF: 809

The Stag's Head
10 West Street, Dunster, Somerset
TA24 6SN

Leasehold Free of Tie
£10,000



£10,000
for the
leasehold property
and goodwill
plus stock at
valuation



FEATURES

- Free of tie Exmoor Inn with letting rooms
- Weekly sales of £5,000 to £7,000 per week
- Three/four good quality letting rooms
- Situated in the beautiful tourist town of Dunster
- Fully equipped catering kitchen
- Traditional bar and dining area
- South facing garden area

LOCATION

Dunster is a medieval village in Somerset, set within Exmoor National Park, 2.5 miles southeast of Minehead and 20 miles northwest of Taunton. Renowned for its historic high street, 200+ listed buildings and hilltop castle, it draws visitors year-round, many arriving via the West Somerset Railway, a heritage steam line, with the surrounding countryside also popular with walkers and within easy reach of Lynton & Lynmouth, Porlock, Combe Martin and Woolacombe. The village itself has a resident population, providing a steady, year-round trade for local businesses alongside the seasonal tourist footfall. The Stag's Head enjoys a prime position on West Street, a short walk from the Priory Church and Dunster Castle, and benefits from strong local and tourist trade throughout the year.

BUSINESS PREMISES

Entry is through a door directly from the pavement into a quarry tiled vestibule.

This leads into the:

Bar Area

Which is part timber floor, part quarry tile. Walls are part cladded, rendered above, with traditional dark beamed ceiling.

Bar Servery

Is wooden fronted with a solid wood top and altro flooring behind. The pub is traditionally furnished throughout with 48 covers and space for a further 20 vertical drinking.

The bar area benefits from an operational feature fireplace also from an electric wood-burner and in a raised area a further wood-burner. In addition to the rendered areas are areas of exposed stone. There are many traditional features.

Ladies and Gents WCs

Toilets are accessed from the bar area. There is a ladies toilet which has one seat and a traditional gents toilet with urinal and single seat.



Cellar

The cellar is located directly behind the bar servery and has stillage for real ales.

Commercial Kitchen

Is reached from the dining / bar area and comprises of a small area for admin leading into a fully equipped commercial kitchen which comprises of six-burner, Blue Seal grill, double sink, various prep areas, a number of commercial freezers and microwave with altro flooring and extraction.

Off from this are various storage areas and a prep / wash-up area. These areas are overall quite a large space.

LETTING ACCOMMODATION

The letting accommodation is accessed via the pub and consists of a landing area with sofa.

Letting Room 1

Has a double bed with en-suite shower room.

Letting Room 2

Is a double room and this particular room has its own shower room which is accessed externally.

Letting Room 3

Has another double bed with very historic decoration and has a shower room en-suite.

There is potentially a fourth letting room which is currently set up as a twin and used for storage and has its own external access to a shower room.

PRIVATE ACCOMMODATION

The private accommodation is accessed on the same floor and consists of a large double bedroom, large lounge.

This also leads onto a former skittle alley which is currently being used for storage but could be put back into use in the pub.



OUTSIDE

The outside trading area is accessed from the back of the pub from the bar area and up a flight of steps to a elongated garden with seating for 35 plus. This area is also used for Barbecues and has the potential of an outside bar.

There is bench seating at the front of the pub for 8.

THE BUSINESS

Is open and trading. The owners report weekly sales of between £5,000 and £7,000 per week with a 70/30 wet/food split. The letting rooms have only recently started to be let so income from these is not included.

Most fixtures and fittings are owned by the landlord but can be used free of charge by the tenant operator.

TENURE

The Stag's Head is available on the basis of a 5 year renewable rent from August 2023. This rent is not negotiable. The landlord may be prepared to grant a new lease to the new operator.

Rent is £35,000 per annum.

Rateable Value

From 1 April 2026 - £19,000. This is not what you will pay.

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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