



REF: 823

The Beambridge Inn

Sampford Arundel, Nr. Wellington, Somerset TA21 0HB

New Tenancy
£35,000



£35,000 is the estimated value of the fixtures and fittings at this quality business premises. In addition, funds will be needed for rent deposit and working capital plus stock at valuation.



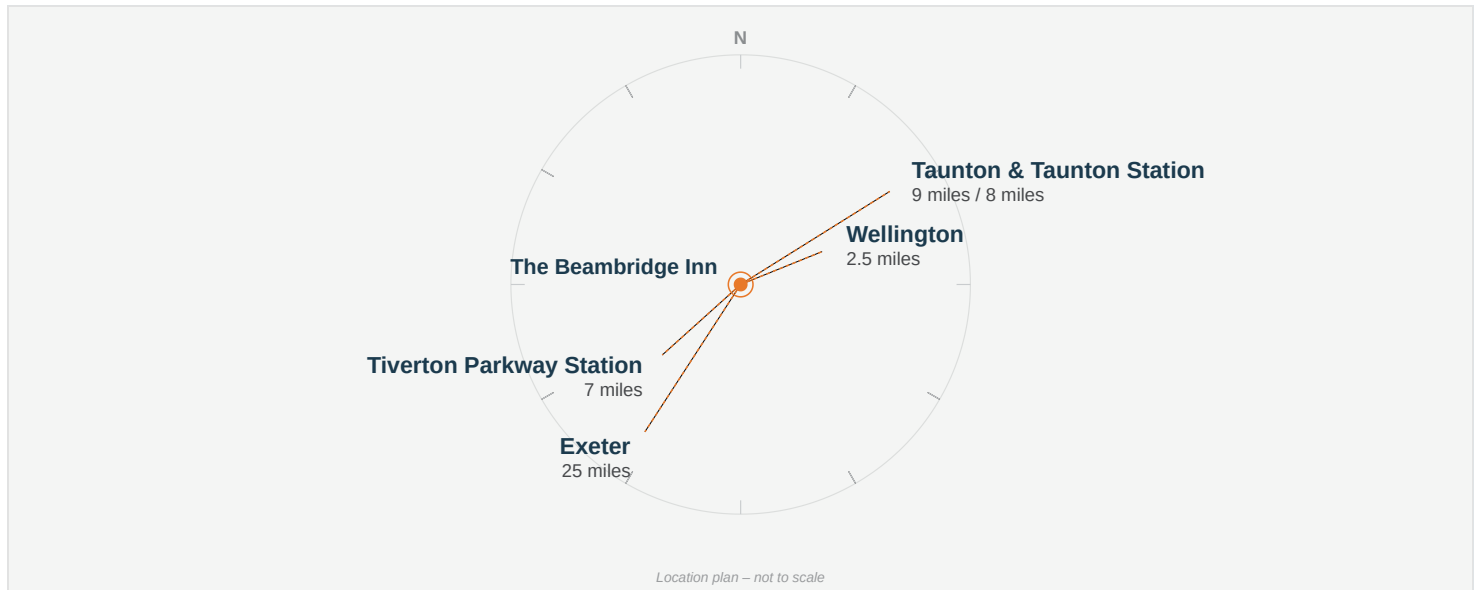
FEATURES

- Country hotel, pub and restaurant with eight en-suite letting rooms
- Function room for up to 100 with wedding licence
- Well presented restaurant and bar for 70, including a well fitted carvery area
- Professionally fitted commercial kitchen
- Annual turnover circa £625,000 with room for growth
- Separate detached six bedroom owner's house
- Courtyard garden for over 50 and car park for 60
- Set in a one acre plot

LOCATION

The Beambridge is a rural, countryside inn situated in Sampford Arundel directly fronting the A38 trunk road. Both the Quantock and Blackdown Hills are nearby. It is 2.5 miles from Wellington town centre, 9 miles from Taunton and 25 miles from Exeter. The Tiverton Parkway Railway Station is 7 miles away and the Taunton Railway Station is 8 miles away.

The Inn can be accessed from the M5 within a 10-minute drive making it ideally positioned.



[View The Beambridge Inn on Google Maps](#)

THE BUSINESS PREMISES

Bar and Restaurant

Has covers for around 68 in a well presented trading space which includes a bar servery and professional carvery counter.

Function Room

Located adjacent to the Bar. Can accommodate up to 100 (sit down) or 150 buffet. The Function Room has its own bar and is used as an overspill for Sunday lunches. It is popular for weddings, funerals, live entertainment and daytime business conferences.

Commercial Kitchens

Are very well fitted.

Quality WCs

LETTING ACCOMMODATION

Comprised of 8 contemporary and stylishly furnished rooms all with en-suite bathrooms. There are four twin, two standard and two superior doubles. Amenities include TV, wi-fi plus tea and coffee making equipment.

OWNER'S HOUSE

Detached Six Bedroom House

Included within this opportunity is a separate detached six bedroom house – all very well equipped with lounge, quality kitchen and quality bathroom.

OUTSIDE

Courtyard Garden

A courtyard trade garden area with seating for up to 70.

Car Park

A car park for circa 60.

THE BUSINESS

We are advised that the Beambridge Inn achieves an annual turnover of circa £625,000 net of VAT.

Please note that we cannot warrant any trading figures.

TENURE

The Beambridge Inn is available on the basis of a brand new agreement with the landlords, Butcombe Brewery.

There will be a full wet tie to Butcombe Brewery.

Annual rent is £50,000.

A rent deposit of £10,000 will be required.

RATEABLE VALUE

Rateable value (from 1 April 2026) £38,750. Please note this is not the amount of business rates payable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9848-3079-0739-0200-0971>

VIEWING AND FURTHER INFORMATION

Please Call:

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

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com



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