



The King Alfred Inn

Burrowbridge, Bridgwater, Somerset, TA7 0RB

Freehold £475,000

- Prominent riverside country freehouse
- Main bar (36), two dining areas (60)
- Two self-contained flats, staff accommodation
- Trade patio and roof terrace (100), car park (19)
- Annual net sales approximately £430,000
- Scope to increase

Ref: 94988

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LOCATION

The King Alfred Inn occupies a prominent roadside position on the A361 in the village of Burrowbridge. It stands alongside the River Parrett in the Somerset levels and is popular with walkers, cyclists and bird watchers. Burrowbridge has a population exceeding 500 and has historic connections with King Alfred the Great, from which the pub gets its name. A historic site in the village of Burrow Mump is the notable hill which overlooks Southlake Moor. The site is a scheduled monument with an incomplete Grade II listed church on the hilltop.

The village lies at the halfway point between the county town of Taunton and Street. In turn, this leads to plenty of passing trade.

The King Alfred is a Grade II listed building dating back to the 17th century. It comprises a two storey detached property with rendered elevations under a pitched tile roof. There is a single story rear extension which houses the former skittle alley.

The property is more briefly described as follows:

TRADE AREAS

SIDE ENTRANCE INTO MAIN BAR with central horseshoe shaped polished wooden top bar servery with back bar display, and ceiling timbers. A mix of quarry tile and flagstone floors, and polished country table and chairs to seat 36. Behind the bar is a still area with commercial coffee machine.

DINING ROOM with ceiling timbers, flagstone flooring and fireplace (not in use), and seating for 30. **ADDITIONAL DINING ROOM** located on the first floor with wooden floorboards, partial exposed brick walls, and country furnishings for 30. Views over the River Parrett.

CATERING KITCHEN: With Altro nonslip flooring, wall tiles, an extensive range of stainless steel equipment and stainless steel extraction canopy.

PREPARATION and WASH-UP KITCHEN. UTILITY. Large DRY STORE with an array of fridges and freezers. **STORE ROOM. STAFF CHANGING ROOM and UNISEX WC.** On level refrigerated **BEER and BOTTLE STORE. WOOD STORE.**

First floor **LADIES' and GENTLEMEN'S TOILETS.**

OWNERS/LETTING ACCOMMODATION

Detached outbuilding comprising:

Ground floor: Large SITTING ROOM, and domestic KITCHEN/DINER with flagstone flooring. BATHROOM. UTILITY.

First floor: Two DOUBLE BEDROOMS, WC with wash basin, and SHOWER ROOM with wash basin.

Private PATIO area.

LETTING/STAFF ACCOMMODATION

Converted skittle alley on the ground floor comprising KITCHEN/DINER, SITTING ROOM, 2 DOUBLE BEDROOMS and SHOWER ROOM.

Additionally located on the first floor are:

- FLAT 1: DOUBLE BEDROOM with EN SUITE SHOWER ROOM. LOUNGE/KITCHEN.
- FLAT 2: DOUBLE BEDROOM with EN SUITE SHOWER ROOM. LOUNGE/KITCHEN.
- OFFICE.

EXTERNAL

Trade ROOF TERRACE with composite decking, bench seating for around 60 customers with views over the River Parrett.

Side trade area with wooden booth style seating for approximately 30. Forecourt bench seating for a further 10. Rear gravelled CAR PARK with space for 19 vehicles.

THE BUSINESS

Our clients have owned the premises since the summer of 2015 when they acquired the site as a closed shell. During their ownership they have sympathetically refurbished the property and built a business with an excellent reputation. The inn operates as a destination freehouse with a 60:40 split in favour of food sales. It has good support from the local community and is popular with visitors from the surrounding towns and villages.

The King Alfred has an extensive food menu with a popular Sunday roast, as well as ever-changing real ales, lagers and ciders.

Net takings for the year ended 03 June 2024 were £429,556. The business has shown a consistent year on year increase in takings. Further accounting information may be made available to serious parties following a formal viewing.

There is scope to further increase trade by extending the opening hours as well as utilising part of the accommodation as letting rooms. The business would suit a family operation or a landlord looking to instil a management team.



TENURE & PRICE

FREEHOLD £475,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol:

Monday to Saturday: 11:00 – 23:00.

Sundays: 12:00 – 22:30.

Current Opening hours:

Monday and Tuesday: Closed.

Wednesday to Saturday: 12:00 – 23:00.

Sundays: 12:00 – 16:00.

Current Food hours:

Wednesday to Saturday: 17:30 – 20:00.

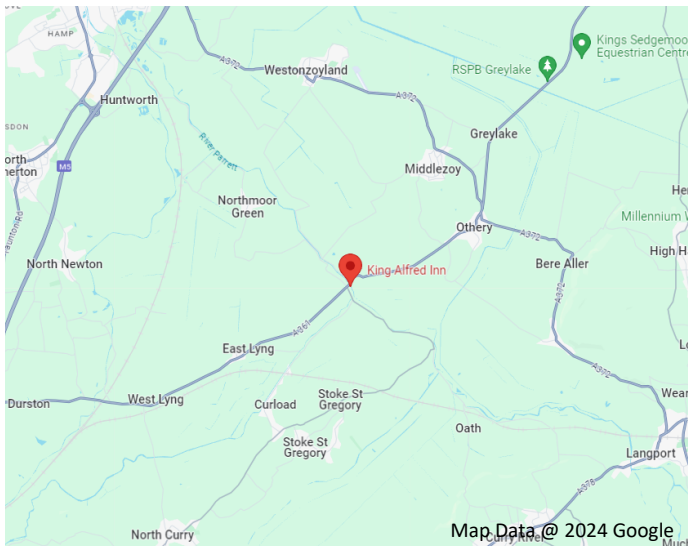
Sundays: 12:00 – 15:00.

SERVICES

Mains electric, water and drainage are connected. Bulk propane tank for heating and cooking.

Local Authority: Somerset Council.

Rateable Value: £8,500 as at 01 April 2023.



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BUSINESS MORTGAGES

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UTILITY HELPLINE

01432 378690

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EPC Reference: TBC

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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