



## Half Moon Inn

Stoke St Mary, Taunton, Somerset, TA3 5BY

**Tenure:** Leasehold

**Price:** £7,500

**Ref:** 96457

**Sidney  
Phillips**

Leisure & Hospitality Specialists



### Key Features

- Freehouse in prestigious village near Taunton
- Four interconnecting trading areas (100)
- Three bedroom owners' accommodation
- Lawned beer garden and rear paddock (0.95 of an acre)
- Large car park
- Available on new, free of tie lease

## Location

The Half Moon Inn occupies a central position in the village of Stoke St Mary which stands approximately two miles east of the county town of Taunton. The village contains many fine period properties with tasteful, individual dwellings added in more recent years. Stoke St Mary is a particularly desirable commuter village serving Taunton.

The village has a population of around 400, and the county town of Taunton has a population of approximately 65,000. Stoke St Mary is close to junction 25 of the M5 motorway and the A358 which connects the motorway to the East Devon and Dorset coasts.

The Half Moon Inn is a substantial freehouse which, in the past, has generated a high volume of trade.

## The Property

This is a two storey, brick constructed property under a pitched slate roof. There are single storey additions to the rear. The property lies within a sizeable plot and is briefly described as follows:



## Trade Areas

### GROUND FLOOR

Front entrance into the interconnecting trade areas which comprise four sections with a total seating capacity of approximately 100. The end DINING ROOM includes a rustic brick fireplace with inset double door stove, stripped pine wood floorboards and dark refectory furniture. The CENTRAL AREA has a rustic brick fireplace with inset stove, rustic brick walls and fixed pew seating. A small raised SNUG has a feature open beam timbered ceiling and fitted carpet.

There is access from the slate flagstone central area to a larger trade space which could be used as a DINING ROOM or a small FUNCTION ROOM seating 40. Central BAR SERVERY with dark panelled, elm topped serving counter with rustic brick and timber bar display. Inner hallway with access to the LADIES' and GENTLEMEN'S TOILETS. CATERING KITCHEN with nonslip flooring and a large, stainless steel extraction canopy.



## Owners' Accommodation

### FIRST FLOOR

Served by an inner staircase, the home is similarly spacious with three DOUBLE BEDROOMS, one of which has a cast iron fireplace. SITTING ROOM, domestic KITCHEN and BATHROOM/WC.

## External

Rear covered walkway with access to STOREROOMS and the BEER CELLAR. Dry goods store.

Large tarmacadamed CAR PARK with space for approximately 40 vehicles. Forecourt trading area with a Roman brick base, across from which is a mature, lawned BEER GARDEN. To the side of the property is a large grass Paddock which may be suitable for a variety of uses. OUTBUILDING which incorporates a SHOWER ROOM and an adjoining RECEPTION ROOM.





## The Business

The premises are vacant and were previously occupied by a tenant. Prospective tenants will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## Licences

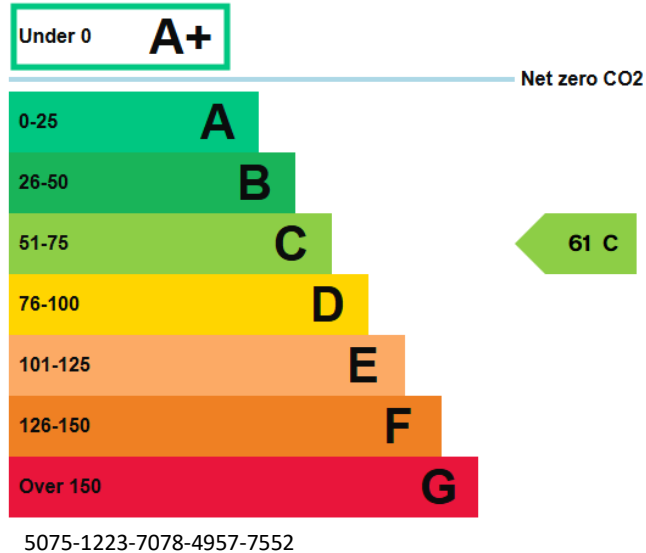
A Premises Licence is held.

## Services

All mains services are connected.

Rateable Value: £14,500 as of 1<sup>st</sup> April 2026.

Local Authority: Somerset Council – 0300 123 2224.





|                            |                                                                                                                                                                                                                                                  |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEASEHOLD</b>           | <b>£7,500 to include fixtures and fittings.</b>                                                                                                                                                                                                  |
| TERM                       | 7 years.                                                                                                                                                                                                                                         |
| LANDLORD & TENANT ACT 1954 | Inside Part II Landlord & Tenant Act 1954.                                                                                                                                                                                                       |
| ASSIGNABILITY              | Fully assignable subject to Landlord's consent.                                                                                                                                                                                                  |
| BOND                       | The successful applicant will be required to lodge with the freeholder a deposit of £8,000 in advance.                                                                                                                                           |
| RENT                       | <p>Year 1 – £24,000</p> <p>Year 2 – £25,000</p> <p>Year 3 – £26,000</p> <p>A concessionary rent can be negotiated in the early months to allow for the cost of reopening and improvements.</p> <p>The rent is to be paid monthly in advance.</p> |
| RENT REVIEW                | Subject to rent reviews every third year of the term at open market rent or RPI, whichever is greater.                                                                                                                                           |
| REPAIR LIABILITY           | Full repairing and insuring lease.                                                                                                                                                                                                               |
| TIE                        | Free of tie.                                                                                                                                                                                                                                     |
| INSURANCE                  | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.                                                                                                                              |
| VAT                        | VAT will be payable on the Premium and rental payments.                                                                                                                                                                                          |



## Midlands

01981 250333

midlands@sidneyphillips.co.uk



## London & South East

01892 725900

southeast@sidneyphillips.co.uk



## Eastern Counties

01522 500059

east@sidneyphillips.co.uk



## Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



## Wales

01981 250333

wales@sidneyphillips.co.uk



## North West

01512 204879

northwest@sidneyphillips.co.uk



## Northern Counties

01434 607841

north@sidneyphillips.co.uk



## Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



## Wessex

01460 259100

wessex@sidneyphillips.co.uk



## Europe

01892 725900

europe@sidneyphillips.co.uk

## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.