



WHITE HORSE

Bradford-on-Tone, Taunton, Somerset, TA4 1HF

Leasehold £37,500

- Prestigious village free house between two towns
- Fine stone property in mature gardens
- Two bars, skittle alley and function room
- Three bedroom owners flat
- Car park
- High Level of Turnover and Profitability

Ref: 41551

01460 259100

southwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The White Horse is contained in a fine stone detached period property in the centre of the highly desirable Somerset village of Bradford on Tone. The village is midway between the county town of Taunton and the motorway town of Wellington. The population of these two towns is circa 65,000 people.

The White Horse occupies a particularly attractive position being set back from a forecourt and overlooking the church of Saint Giles in front of which is the war memorial. Adjacent to the church is the village hall.

Bradford on Tone is a vibrant village with a community shop which stands beside the White Horse, the village is also home to a golf club with function complex.

TRADE AREAS

Front and rear entrances into the bars. The PUBLIC BAR has natural wood floorboards, dado panelling, rustic brick fireplace with inset double door log burning stove, and a variety of bar tables and chairs. The LOUNGE BAR has fitted carpeting and a minster stone ornamental fireplace with inset stove. The lounge bar is in two areas seating approx. 50 with polished wood tables and chairs. French doors lead out into the garden. Centrally situated panelled front dark polish topped bar service counter.

CATERING KITCHEN with comprehensive range of stainless steel equipment including a rational oven. Preparation room. Ladies and Gentleman's customer toilets. A loft store and staff WC has access from a staircase beside the catering kitchen.

BASEMENT. Refrigerated BEER CELLAR and two further storerooms.

OWNERS ACCOMMODATION

Situated within the first floor, and consists of 3 DOUBLE BEDROOMS, SITTING ROOM, domestic KITCHEN, and BATHROOM with both bath and shower cubicle.



EXTERNAL

The property is set back from a FORECOURT with a SIDE WALKWAY leading down to the SKITTLE ALLEY / FUNCTION ROOM which has solid floor playing surface and side seating area. This can accommodate 50 seated guest or up to 100 for standing buffet. Semi enclosed PRIVATE GARDEN with STORE SHED and COMPOUND.

The main TRADE GARDENS are a particular feature to the side and rear incorporating a PAVED PATIO with LAWNED AREA, trees and shrubs, PETANQUE PITCH and table and bench seating for approximately 60. The forecourt and CAR PARK has space for approximately 16 vehicles. There is unrestricted car parking throughout the village.

THE BUSINESS

Under the present ownership since 2016 the White Horse is a popular village community public house supported by in house skittle teams and village cricket. It is also a popular venue for eating, benefitting from its large catchment. The turnover pre covid ranged between £440,000 and £491,000 per annum excluding VAT.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.
The property benefits from gas fired central heating

Rateable Value: £15,000

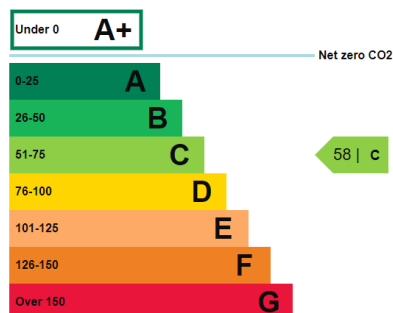


LEASEHOLD	£37,500 to include fixtures & fittings, goodwill and inventory. Stock at valuation in addition
TERM	For a term of 20 years commenced in April 2016
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
INVENTORY	The inventory is included in the price
RENT	Annual rent £40,000
RENT PAYMENT TERMS	Rent payable on quarter days
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on rental payments.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 9703-6010-2839-2720-8370

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons