



The Crown Inn

Fivehead, Taunton, Somerset TA3 6PQ

Tenure: Leasehold

Price: £50,000

Ref: 96331

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Centrally positioned in Somerset village close to county town
- Characterful main bar & dining areas (50)
- Function room with skittle alley (40)
- 2 bedroom private accommodation
- Trade patios & garden bar (50), car park (8)
- Established business with annual net sales in excess of £400,000

Location

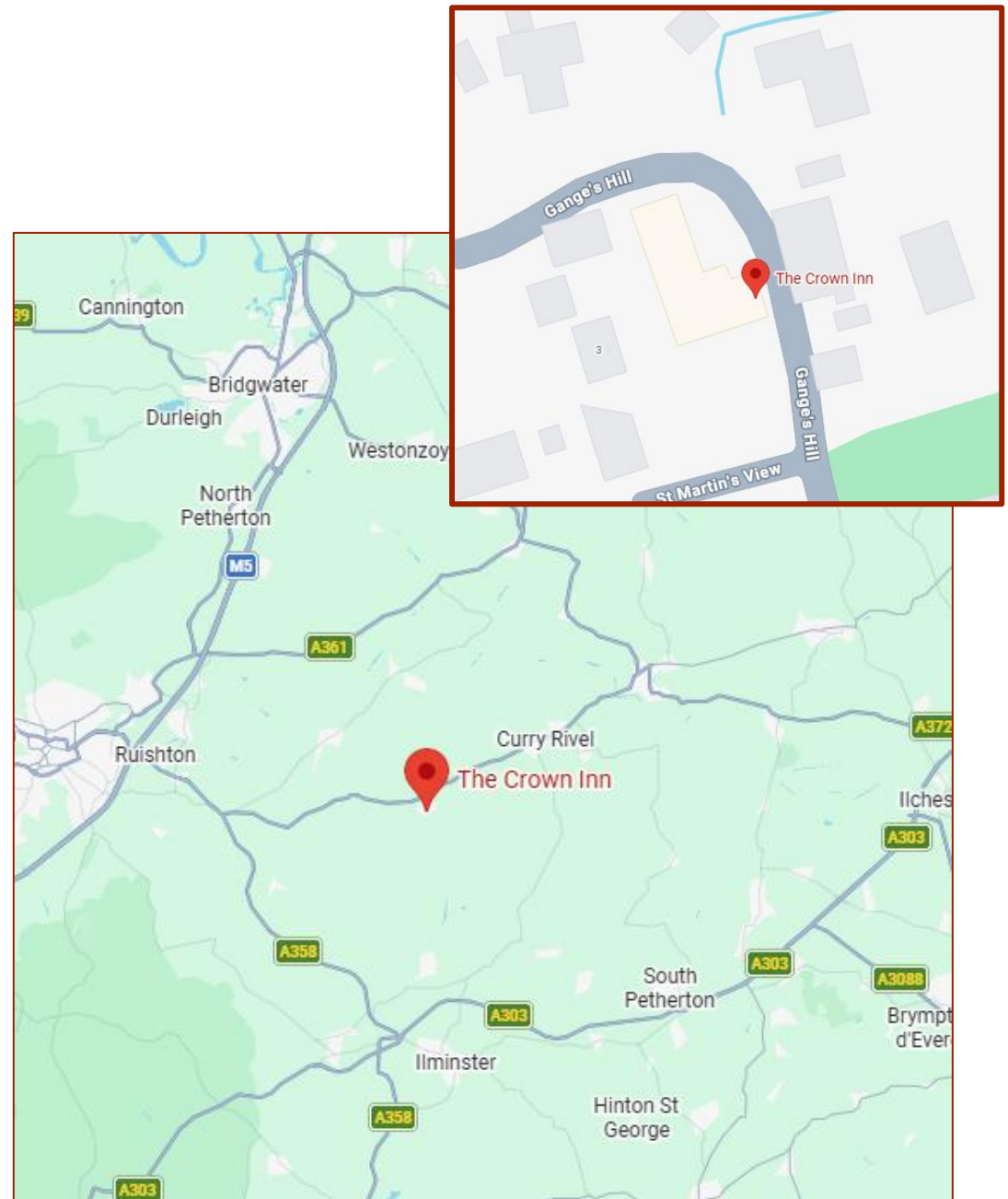
The Crown Inn is positioned in the centre of the Somerset village of Fivehead. The village is situated on the Fivehead River, approximately eight miles east of the county town of Taunton. Fivehead has a population of around 600 residents and has a village hall, a local church and other independent businesses situated along the A378 of which bypasses the village. The A378 connects to the A358 Taunton to Ilminster trunk road and allows for easy road communications to the M5 motorway and A303.

Fivehead is ideally positioned for those who enjoy exploring the Somerset Levels as well as the nearby RSPB Swell Wood. The county town of Taunton is the main hub for the area, having many major retail parks and a thriving high street. The town has a population of approximately 58,000 residents.

The Property

The Crown Inn is a two storey property under rendered elevations with a pantile pitched roof. It has a single storey rear addition housing the function room. The property is not grade listed, nor does it lie within a Conservation Area.

The property is briefly described as follows:



Trade Areas

Main entrance from the front trade garden into the MAIN BAR, a traditional yet characterful trading space with impressive flagstone flooring, exposed timber and stone walls and a feature inglenook fireplace with log burning stove. Stone fronted, wood topped BAR SERVERY. The main bar provides seating for around 20 customers.

Adjoining the main bar are TWO DINING AREAS of similar character, linked to the main bar by an interconnecting BAR SERVERY. These dining areas seat a further 30 customers. To the rear of the bar servery is a glass-wash area. The refrigerated BEER STORE is also situated behind the bar servery.

To the rear of the property is a FUNCTION ROOM with wooden floorboards and exposed timbers and a SKITTLE ALLEY. This room can seat up to 40 customers.

CATERING KITCHEN with nonslip flooring, UPVC cladding, stainless steel equipment including Rationale oven, stainless steel worktops and extraction canopy. LADIES', GENTLEMEN'S and ACCESSIBLE CUSTOMER TOILETS. OFFICE and LAUNDRY ROOM.

Owners' Accommodation

FIRST FLOOR:

SITTING ROOM, 2 BEDROOMS (doubles) and BATHROOM.

External

Front stone PATIO AREA with seating for up to 40. Feature GARDEN BAR & KITCHEN which houses catering equipment such as a pizza oven, ox grill and smoker. A rear TRADE PATIO, accessed from the function room, can seat a further 10 customers.

Front CAR PARK for up to eight vehicles. Rear service area which wraps around the rear of the property with wood sheds and freezer stores.





The Business

The Crown Inn has been occupied by our client since October 2024 and the business has grown under his tenure. It hosts weekly quiz nights on a Wednesday, skittles evenings on Thursday nights and every other Wednesday and Friday, monthly live music nights and monthly food events. It also has a good local drinking trade with customers visiting from Fivehead and the surrounding villages.

We understand the trade split is approximately 62% wet sales and 38% food sales. The annual net turnover for the year ended 30 September 2025 is £403,170, with a very healthy adjusted net profit. We are informed that wet sales generate a gross profit of 74% and food sales a gross profit of 71%. Full accounting information may be made available to seriously interested parties following a formal viewing but will not be disclosed prior to any viewing. We are of the opinion that an experienced operator or a couple could maximise the business as successfully as our client has done by increasing the trading hours as there is local demand for seven-day trading.



Tenure & Price

LEASEHOLD £50,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Crown Inn is held on a seven-year lease from a private investment company, with the option for a seven-year extension. Commencing October 2024, this is a full repairing and insuring lease agreement. The annual rent is £25,000, paid monthly in advance. Rent reviews every three years at open market rent. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. A bond of two months’ rent is paid to the landlord in advance. The lease is free of all trade ties. The landlord insures the building, the cost of which is charged to the tenant by way of insurance rent.

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.

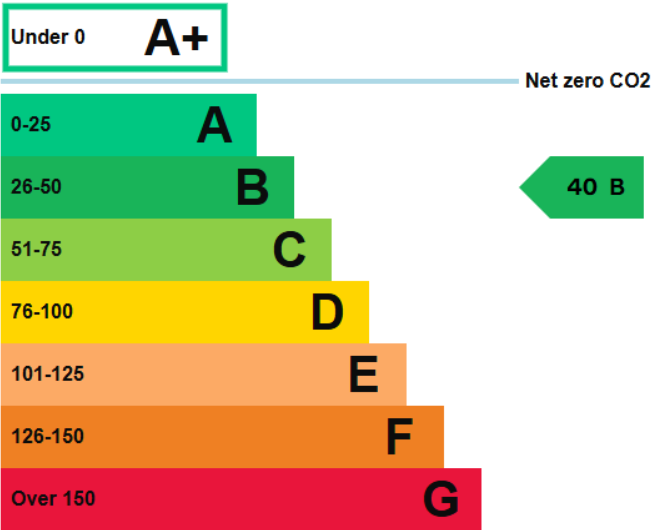
Services

Mains water, electricity and drainage. Oil fired central heating.

LPG bottles for catering kitchen.

Rateable Value: Currently £5,300. £11,000 from 1 April 2026.

Local Authority: Somerset Council.



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