



Malt Shovel

Blackmore Lane, Cannington, Bridgwater, Somerset TA5 2NE

- Somerset country free house with 8 en-suite letting rooms
- Edge of village close to West Somerset Coastline and agricultural college
- Close to an area of outstanding natural beauty
- Large car park and garden
- Spacious bars/dining room
- Two owners accommodation flats
- Currently closed

Freehold | £495,000



LOCATION

The Malt Shovel lies close to the fringe of the large village of Cannington which stands on the A39 connecting the nearby town of Bridgwater and the M5 motorway to the Exmoor National Park. The A39 runs beside the West Somerset and North Devon Coastline and consequently is a popular tourist route.

The Malt Shovel is well signposted from the A39 and lies in a rural location close to the southern edge of the village. The town of Bridgwater is approximately 3 miles distance. Cannington is home of a large agricultural college which was established in 1921 and has links to Brymore Academy, also located in the village, is a dairy owned by Yeo Valley Organic which produces yoghurt.

Cannington is approximately 5 miles distance from Hinkley Point C Nuclear Power Station which is one of Europe's largest construction sites and an employment base for circa 25,000 workers. Hinkley C is designed to apply power to the nation for the next 60 years.

TRADE AREAS

Front entrance into the original part of the property which has character surroundings including feature stone walls, overhead beams and fireplace accommodating a woodburning stove. The MAIN BAR is comprised in three interconnecting areas and served by a CENTRAL BAR SERVERY. To the rear is an extension accommodating the RESTAURANT which has French doors leading out to the garden. The restaurant comfortably seats 50 and has its own food service station, previously used for a popular carvery. LADIES, GENTLEMEN'S AND DISABLED TOILETS. CATERING KITCHEN with comprehensive range of commercial equipment include 'walk in' COLDROOM. WASH UP AREA. Ground floor level refrigerated BEER STORE with level access delivery doors. STOREROOM. REAR VESTIBULE. LAUNDRY ROOM and BOILER ROOM.

OWNERS ACCOMMODATION

Located at first floor is the owners accommodation. This comprises TWO FLATS.

FLAT 1 has a SITTING ROOM, KITCHENETTE, SHOWER ROOM, TWO BEDROOMS, one of which has an EN-SUITE BATHROOM. BOX ROOM.

FLAT 2 is a smaller flat with a SITTING ROOM, KITCHENETTE, SHOWER ROOM and BEDROOM.

LETTING ACCOMMODATION

This is comprised in a purpose built block constructed at the rear to overlook the garden. There are EIGHT ROOMS, one of which is a DISABLED ROOM with WET ROOM. All other rooms are TWIN or DOUBLE SIZED with EN-SUITE BATHROOMS.

EXTERNAL

The Malt Shovel stands in the site of approximately 0.65 acres. Side driveway leads to the CAR PARK with space for 40 vehicles. A side LAWNED GARDEN gives access into the restaurant and has ranch style fence surround and table and bench seating sets for approximately 100.

THE BUSINESS

The Malt Shovel is closed and is being sold by a regional brewer. The property was previously occupied by tenants and consequently there are no trading figures available.

TENURE & PRICE

FREEHOLD £495,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

VAT will apply to the commercial element of the property.

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

Viewing strictly by appointment only.

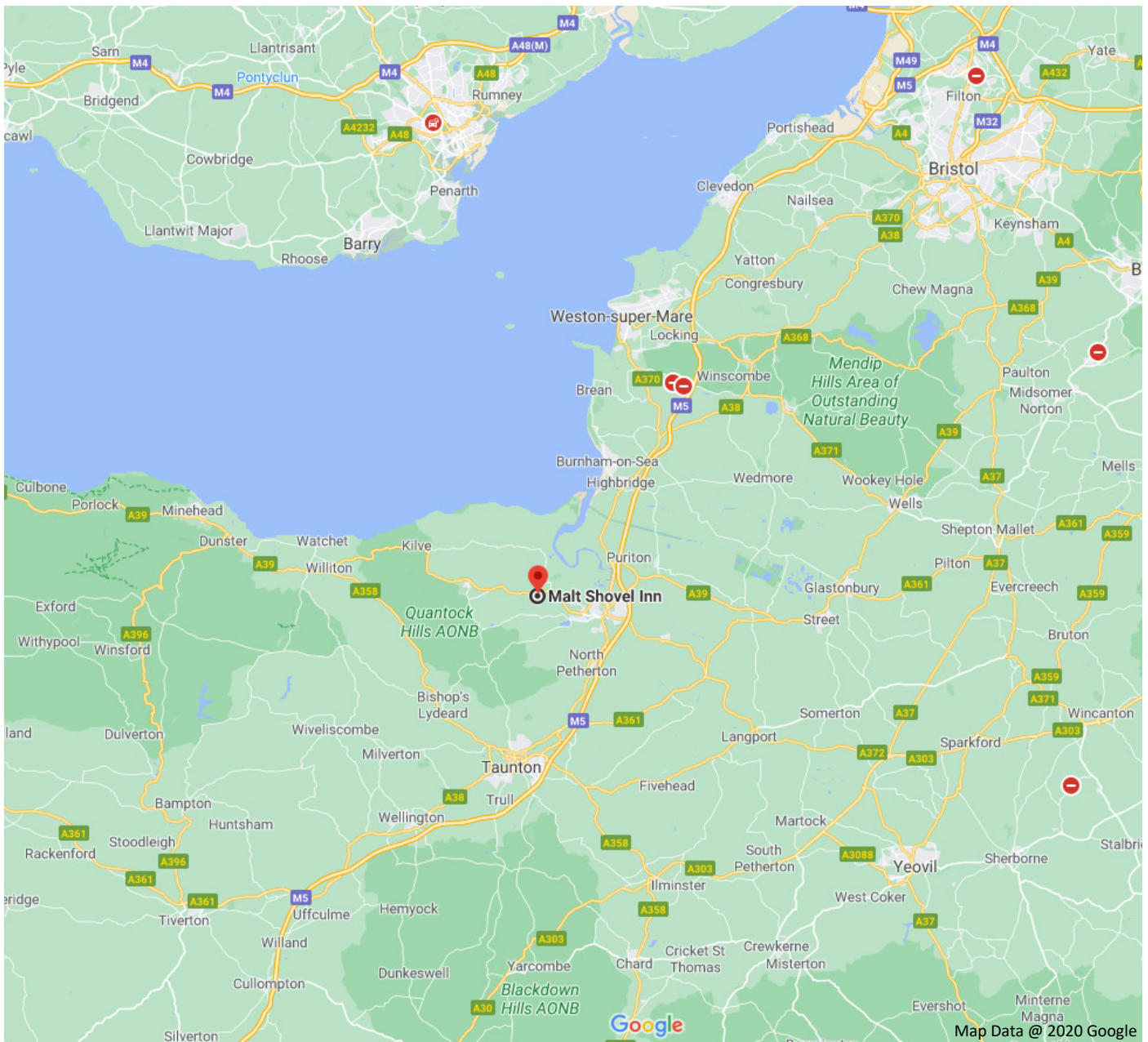
LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected





awaiting
epc

EPC Reference: N/A

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