



UNCLE TOM'S CABIN

High Street, Wincanton, Somerset, BA9 9JU

Freehold £275,000

- Somerset
- Iconic free house in busy small town
- Two adjoining bars of character. Enclosed patio
- First floor with three rooms. Scope to create a flat
- Wet sales only
- Strong community business

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LOCATION

Uncle Tom's cabin is an iconic colourwashed and thatched free house, occupying a prominent position on the high street of Wincanton. The High Street is a wide road which was once the main road through the town before it became bypassed by the A303 London to West Country trunk road. Immediate access to this bypass is available from Wincanton. The town is in the southeast corner of Somerset, close to the Dorset and Wiltshire border, on the northern edge of Blackmore Vale. Towns within the vicinity include Yeovil (12 miles) Shaftsbury (10 miles) and Shepton Mallet (14 miles). Wincanton is a popular stopping off point due to its easy access to the A303 and its popularity has enabled the town to expand; a number of businesses are located here. The good road access has also brought about an increase in the residential community with a number of new housing developments being built, resulting in a good blend of character period properties sitting alongside more modern developments. The town is know for Wincanton Racecourse which stands on the fringe of the town.

TRADE AREAS

Uncle Tom's Cabin is believed to date from the 1700s, having been a shop with an adjoining cider bar before becoming a full public house approximately 200 years ago.

A front entrance leads into the TWO ADJOINING BARS, the main area of which has a polished parquet wood floor, beams, Draylon upholstered bench seating, brick fireplace with winter coal fire and elm topped sewing machine framed tables. This area seats approximately 24.

The adjoining SNUG seats 16 and has nonslip floor, feature stone fireplace with inset log burner, pew settles, barrel framed tables and overhead beams. This area seats approximately 16.

Centrally located bar servery counter with stripped pine panel faced counter and wood and mirror back bar display. BACK SNUG seating 8. Rear hallway with access to the LADIES' toilets. PREPARATION ROOM and semi basement with adjoining refrigerated BEER CELLAR.

FIRST FLOOR

This is currently arranged as two large rooms, one being a MEETING ROOM and the other a POOL ROOM, again with character features including beams. On the landing there is a small seating area with a door leading to an office.

It is thought there is a strong possibility that permission would be granted to convert the upstairs accommodation into a proprietor's flat.

EXTERNAL

Rear access to the ENCLOSED COURTYARD which has become a valuable outside trading area with a paved and decked split-level terrace with fixed bench seating, overhead covering and circular wood tables. The outside space seats 40. GENTLEMEN'S toilets. Enclosed STORE which provided access to a further YARD area. The store and enclosed yard have scope for possible further development.

THE BUSINESS

Uncle Tom's Cabin is a well-known wet sales driven public house run on traditional lines and popular with more mature customers. No food is offered. There is consistent turnover in the region of £156,000 pa, excluding VAT. The business is easy to run with comparatively low overheads and consequently profitable for a working couple.

LICENCE

Full licence including the provision of live and recorded music from:-

Sunday to Thursday	11:00 - 23:00
Friday and Saturday	11:00 - 23:30

SERVICES

Mains water, electricity and drainage.

Rateable Value: £10,250

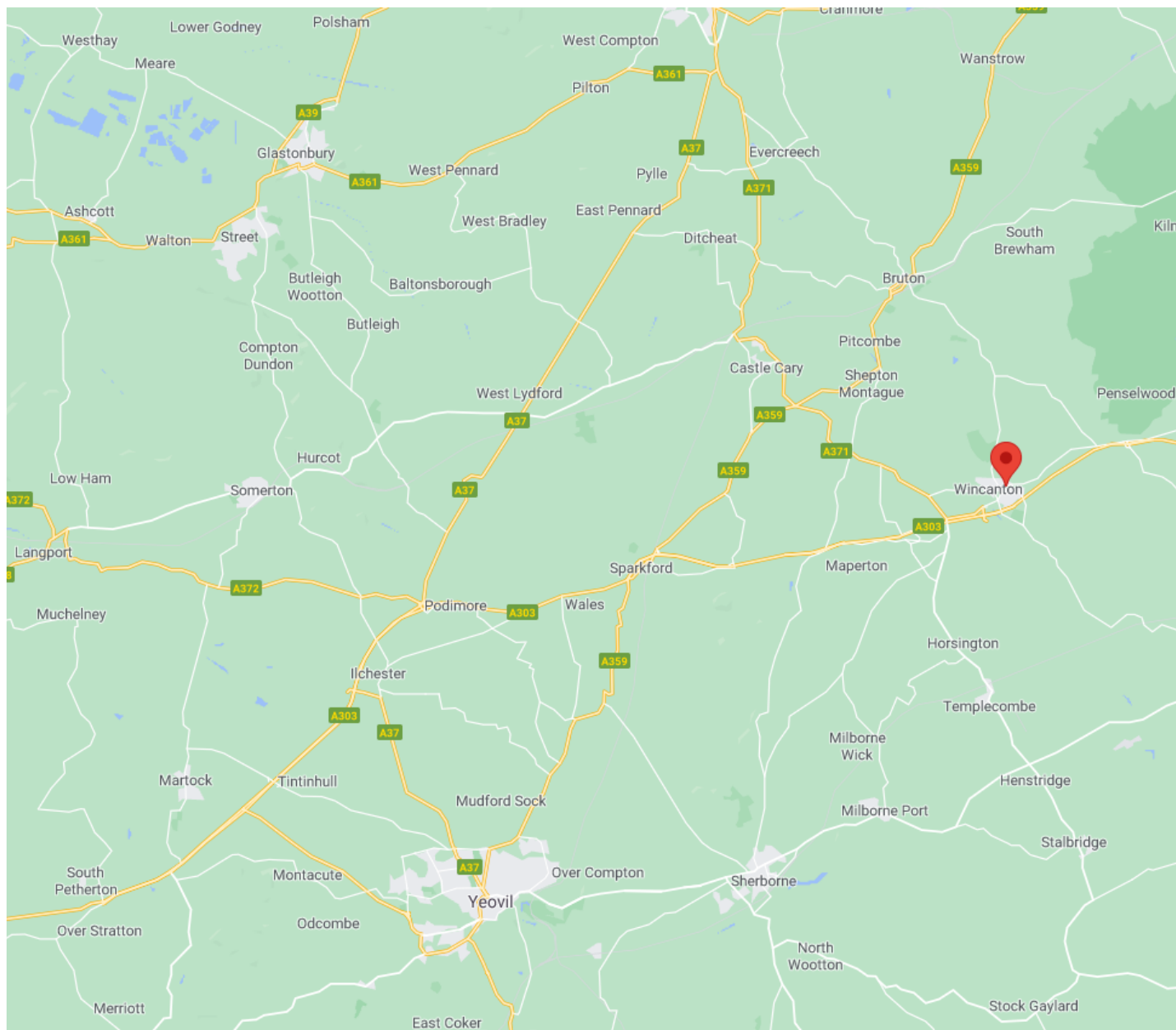
EPC: Grade II listed



PRICE AND TENURE

Freehold £275,000 to include fixtures and fittings and goodwill. 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.



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