



The Railway Inn

55 Long Street, Williton, Taunton, TA4 4QY

- Investment Sale
- Coast road Free House
- Large site. Car Park and mature Garden
- Detached Four Bedroom Annexe
- Full Repairing and Insuring lease, current term to 2035
- £30,750 per annum rent—9.2% yield

Freehold | £325,000



LOCATION

The Railway Inn is contained in a substantial property standing beside the A39 in the West Somerset town of Williton. The A39 is the main coast road taking traffic from Bridgwater and junction 23 of the M5 motorway along the west Somerset coast to the town of Minehead and Exmoor National Park beyond.

Williton is an important West Somerset town having one of the ten stations on the West Somerset Steam Railway, this being close to the Railway Inn and consequently beneficial for trade. Williton is the home of West Somerset District Council and has a population of around two thousand, six hundred people. A short distance away is the coastline, the nearest being at the town of Watchet which has a pleasure boating harbour converted from a one time ancient working port.

The Railway Inn has a versatile trading capacity benefiting from the local population, considerable A39 traffic and close proximity to the coast and the West Somerset Steam Railway.

PROPERTY

GROUND FLOOR ACCOMMODATION

Interconnecting Bar Areas comprising Four Main Sections. These include the **TWO FRONT SECTIONS**, one of which is suitable for Dining with the other being a traditional Lounge Bar. The other **TWO SECTIONS** are sports influenced, one being a Pool Room at the rear. The Front Two Sections have a seating capacity for circa fifty. There is feature stonework with a large working stone fireplace. **BAR SERVERY** with mellow wood panelled counter and back bar display. Side walkway with access to the **LADIES'** and **GENTLEMEN'S CUSTOMER TOILETS**. Inner hallway with access to the **PROPRIETOR'S OFFICE**. **COMMERCIAL CATERING KITCHEN**. **FRIDGE/FREEZER ROOM** and a **BEER CELLAR**.

FIRST FLOOR

Spacious **FLAT**, much of which is not used at the present time. There is the provision for a large **SITTING ROOM**, **THREE BEDROOMS** (two double, one single), **POTENTIAL KITCHENETTE** and **TWO SHOWER ROOMS**. A small **FLATLET** with **LOUNGE**, **BEDROOM**, **SHOWER ROOM** and **KITCHENETTE**.

EXTERNAL

POTENTIAL LETTING ACCOMMODATION in a converted detached annexe which is currently used as Tenants' Accommodation. This has **FOUR BEDROOMS**, **TWO WITH EN SUITE SHOWER ROOMS**, the other two sharing a **SHOWER ROOM**. **LOUNGE/DINER**.

Detached **SKITTLE ALLEY** at the rear of the site. Large, easily accessible **CAR PARK** with space for circa twenty vehicles. Covered **SMOKING SOLUTION SHELTER**. Stone **OUTBUILDINGS**, one of which has an original cobbled floor. Inner **SERVICE YARD**. Large mature, lawned **BEER GARDEN**.

THE LEASE AGREEMENT

This is an **INVESTMENT SALE**. The property is being sold **WITHOUT VACANT POSSESSION**, subject to the existing tenants' agreement. The current terms are as follows:

Term

Twenty years which commenced in March 2015.

Repairs and Insurance

This is a full repairing and insuring lease with the tenant responsible for all maintenance. The landlord insures the building and recovers the premium from the tenant on a reimbursed basis only. The tenant to insure against public liability and contents loss.

Landlord and Lessee

The agreement is protected by Part II of the 1954 Landlord and Tenant Act.

Rent

£30,750 per annum, net of VAT.

Rent Reviews

The rent increases by RPI increases annually. This occurs in March each year.



TENURE & PRICE

FREEHOLD £325,000 The property is being sold **WITHOUT VACANT POSSESSION**, subject to the tenancy agreement detailed previously. The current tenants own the fixtures and fittings which are excluded from the sale.

No direct approach to be made to the business, with all communications directed through Sidney Phillips.

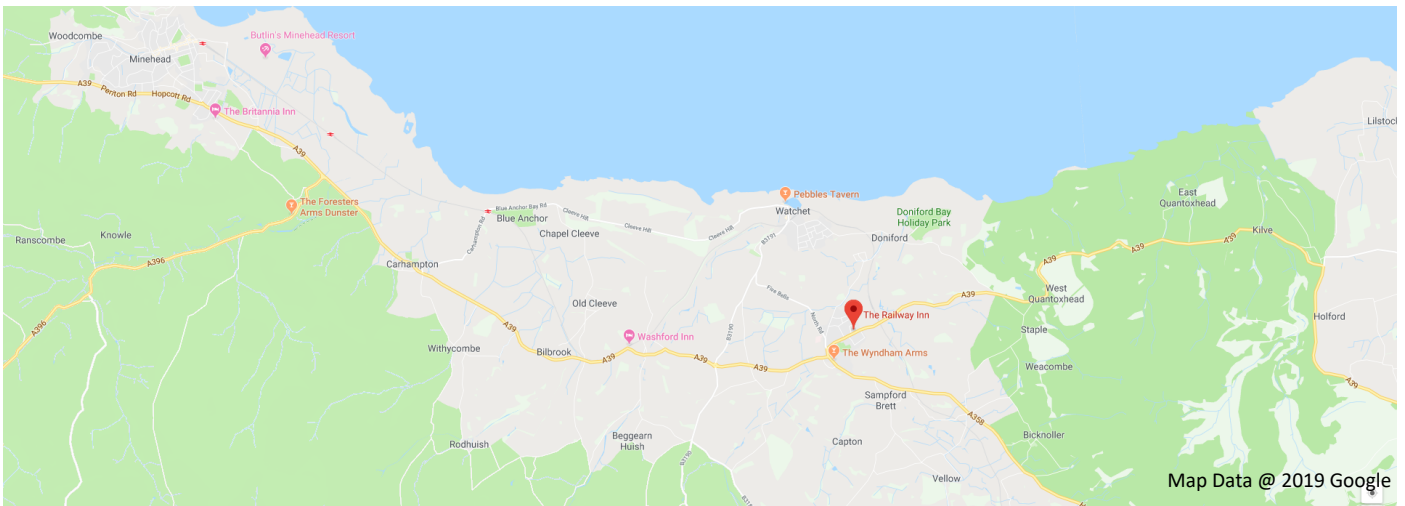
Viewing strictly by appointment only.

LICENCE

A Premises Licence is held for supply of alcohol, late night refreshment and provision of facilities for music and dancing. Permitted hours are Monday to Saturday 10am until 2am. Sunday 10am until 11pm.

SERVICES

All mains services are connected. There is **GAS FIRED CENTRAL HEATING**.



More energy efficient

A+

Net zero CO₂ emissions

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

72

This is how energy efficient the building is.

Less energy efficient

EPC Reference: 9000-4905-0310-0920-4004

BUSINESS MORTGAGES – 01834 849795

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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.

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