



London Inn

Othery, Bridgwater, Somerset, TA7 0PX

Freehold £450,000

- Freehouse in ancient village on the levels
- Close to Bridgwater and Langport
- Interconnecting bar and dining areas (50) games room
- Landscaped enclosed patio garden
- Skittle alley
- High quality 3 bedroom flat
- Car Park

Ref: 46577

01460 259100

southwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The London Inn is a detached property standing beside the A361 approximately 7 miles east of Bridgwater and 4 miles north west of Langport. The A361 is a busy route which connects the county town of Taunton to the cultural town of Glastonbury, both of which are approximately 10 miles distance.

Othery is on the Somerset Levels with the village close to two sites of special scientific interest and close to the RSPB Nature Reserves. The village has a primary school which stands opposite the London Inn and is close to the Church St Michael. Due to the good road connections Othery is popular with commuters.

The London Inn is briefly described as follows: -

TRADE AREAS

Front ENTRANCE LOBBY into the trading areas which interconnect and have been refurbished in recent years. LOUNGE BAR/DINING AREAS are comprised in two adjoining sections and comfortably seat 50. A central fireplace incorporates a double sided multi fueled stove. Laminated and carpeted fitted flooring. Panelled fronted elm topped Bar Servery counter with back bar display feature and a side extension which is used as a food counter. This adjoins the CATERING KITCHEN. French doors lead from the rear trading area out to the patio. INNER HALL, LADIES AND GENTLEMENS TOILETS. GAMES AREAS with a pool table having laminate floor and a raised DARTS section adjoining.

OWNERS ACCOMMODATION

Presented to a particularly high standard with a SITTING ROOM having a modern domestic KITCHEN leading off. 3 BEDROOMS (two double and one single). Two of which have WALK IN WARDROBES. BATHROOM with jacuzzi bath and separate shower cubicle. Vendor had a new roof fitted in 2020.

EXTERNAL

CAR PARK with space for approximately 7 vehicles. The rear COURTYARD is enclosed and has recently been tastefully hard landscaped with stone chippings and paving slabs. Wood decking constructed fixed furniture and planting areas with a SMOKING SOLUTION SHELTER. Enclosed INNER YARD with access to the OUTBUILDINGS which include a REFRIDGERATED BEER CELLAR. FRIDGE/FREEZER ROOM. LAUNDRY and dried goods STORAGE. SKITTLE ALLEY with solid floor playing service.

THE BUSINESS

The London Inn has been run by the present owner for circa 30 years and has been a popular community based village Free House which in the recent past has had sports teams. There has also been a mix of wet and food sales with a Sunday Lunch carvery and steak nights Friday and Saturday. The present owner controls the business single handed and since reopening from the COVID lockdown has chosen to open the business on a Friday and Saturday from 17:00 until close and lunch time on a Sunday until close.

LICENCE

Full premises on and off licence with the provision of live music and the playing of recorded music. The licensing hours are 08:00- 01:30 Monday to Saturday and 08:00-00:00 on a Sunday.

SERVICES

Mains electricity water and drainage. No mains gas. Propane gas for cooking and central heating.

Local Authority: Sedgemoor District Council Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR, United Kingdom

Telephone: 0300 303 7800

Rateable Value: £7,000



TENURE & PRICE

FREEHOLD £450,000 to include fixtures, 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.



EPC Reference: N/A

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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