



Half Moon Inn

Stoke St. Mary, Taunton, Somerset, TA3 5BY

Leasehold £10,000

- Free house in prestigious village near Taunton
- Four interconnecting trading areas (100)
- Three bed owners accommodation
- Garden
- Paddock
- Car park

Ref: 50391

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SP Sidney
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LOCATION

The Half Moon occupies a central position in the Village of Stoke St Mary which stands approx. two miles east of the County town of Taunton. The village contains many fine period properties with tasteful individual dwellings added in more recent years. Stoke St. Mary is a particularly desirable commuter village serving Taunton.

The village has a population of 400 people with the county town of Taunton having a population of circa 70,000 people. Stoke St Mary is close to junction 25 of the M5 motorway and also the A358 which connects the motorway to the East Devon and Dorset Coast.

The Half Moon is a substantial free house, and in the past has been known to enjoy high volume trading. It briefly comprise the following accommodation:-

TRADE AREAS

Ground Floor

FRONT ENTRANCE into the interconnecting trading areas which comprise of FOUR SECTIONS with a seating capacity for circa 100. The end DINING ROOM includes a rustic brick fire place with inset double door stove. Stripped pine wood floorboards and dark refectory furniture. The CENTRAL AREA has a rustic brick fireplace with inset stove, rustic brick walls and fixed pew seating. A small raised SNUG has feature open beamed timbered ceiling and fitted carpeting. Slate flagstone CENTRAL AREA from which there is access to a larger trading space being a DINING ROOM or small FUNCTION ROOM, seating 40. Centrally located Bar Served with dark panelled helm topped serving counter with rustic brick and timbered bar display. Inner HALLWAY with access to the LADIES AND GENTLEMEN'S CUSTOMER TOILETS. The CATERING KITCHEN has non slip floor and large stainless steel extractor fan canopy.

OWNERS ACCOMMODATION

First Floor

Served by an inner staircase the home is similarly spacious with 3 DOUBLE BEDROOMS, 1 having iron fire place. SITTING ROOM. Domestic KITCHEN and a BATHROOM/ WC.



EXTERNAL

Rear, covered walkway with access to STORE ROOMS and a BEER CELLAR. Dry goods store. Large tarmac CAR PARK with space for circa 40 vehicles. Forecourt roman brick based trading area across from which is a mature lawned BEER GARDEN. To the side of the property is a large grass PADDOCK lending scope for a variety of uses. The freeholder will retain an outbuilding which incorporates a SHOWER ROOM.

THE BUSINESS

The premises are vacant and were previously occupied by a tenant, consequently there are no trading figures available.

LICENCE

A full Premises Licence is held.

SERVICES

All mains serviced except for gas are connected there are bulk propane gas tanks. The central heating is served by two propane gas fired boilers.



TENURE

The premises are to be let on the following basis:-

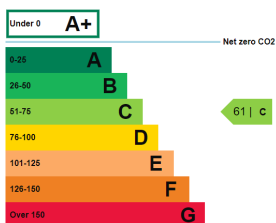
LEASEHOLD	£10,000 to include fixtures & fittings.
TERM	6 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent, such approval not to be unreasonably withheld.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit of £8,000 in advance.
RENT	Annual rent £32,000, per annum. A concessionary rent can be negotiated in the early months to allow for reopening and improvements. The rent payment are monthly amounts in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease agreement.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	Please note that VAT will be payable on the Premium and rental payments.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES

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EPC Reference: 8382-4702-1737-6157-2731

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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