



Leather & Lace

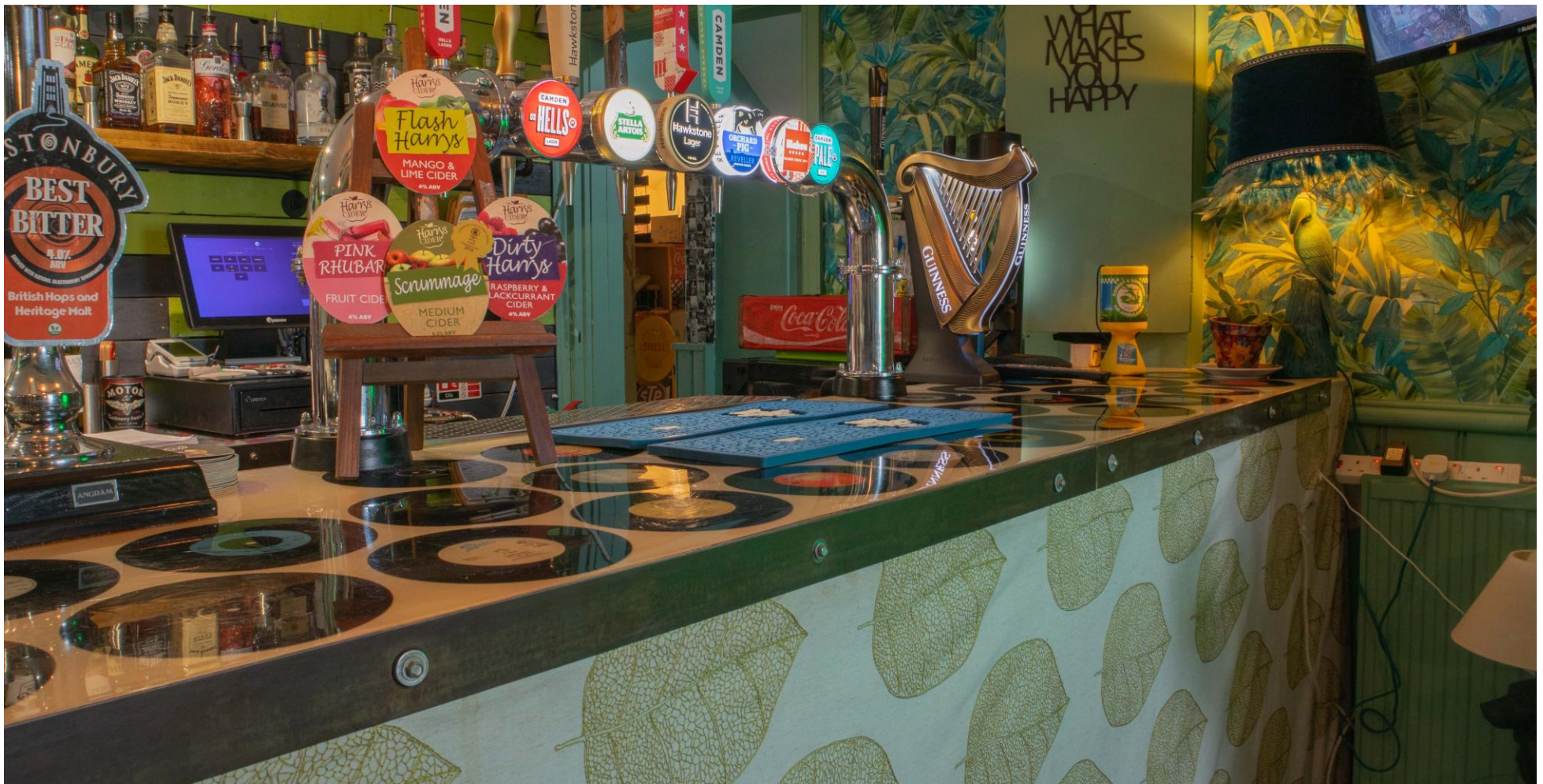
114 Broadway, Chilton Polden, Bridgwater, Somerset, TA7 9EW

Tenure: Freehold

Price: £375,000

Ref: 96337

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Stylish public house in Polden Hills village
- Main bar and dining area
- Integral function room and skittle alley
- Two bedroom owners' accommodation
- Large trade garden and car park
- Attractive Freehold opportunity

Location

Leather & Lace Bar & Grill occupies a central position in the attractive Somerset village of Chilton Polden. It is situated on Broadway, the main road through the village which runs parallel to the A39. The latter connects the nearby towns of Glastonbury and Bridgwater; Bridgwater is six miles west and Glastonbury 10 miles east. Junction 23 of the M5 motorway can be accessed near Bridgwater and is five miles from the village.

Chilton Polden is close to England's smallest city, Wells, as well as the Somerset coastal towns of Burnham-on-Sea and Weston-Super-Mare. The Somerset Levels and the RSPB Nature Reserve managed by the Somerset Wildlife Trust are both easily accessible from the village.

Chilton Polden is situated in the Polden Hills, from which the village gets its name. The Hills are a raised elevation and extend for approximately 10 miles, dwarfing the surrounding Somerset Levels.

The village has a population of around 700 residents and continues to expand with the construction of a modern housing development by Persimmon Homes on the ground immediately adjoining Leather & Lace Bar & Grill.

The business occupies a notable two-storey, detached property under rendered elevations with a pitched slate roof. The property has undergone a transformation in recent years, having formerly been known as The White Hart.

The premises is briefly described as follows:



Trade Areas

Front and rear entrances into the MAIN BAR which features an inglenook fireplace with log burning stove and a BAR SERVERY. The adjoining DINING ROOM has similar décor to the main bar with wooden floorboards.

INTEGRAL FUNCTION ROOM to the rear of the property with adjoining SKITTLE ALLEY with a partition wall. To the rear of the property, under a polycarbonate roof in a cladded extension, is 'The Garden Room'.

An interconnecting rear corridor provides access to the LADIES', GENTLEMEN'S and DISABLED TOILETS. Other ancillary areas include: OFFICE, UTILITY ROOM, BOTTLE STORE and REFRIGERATED BEER STORE.

The CATERING KITCHEN and PREPARATION AREA are fitted with nonslip flooring and hygienic wall cladding.

DRY STORE. WASH-UP ROOM. DESSERT ROOM.

Owners' Accommodation

Located at first floor with both internal and external staircases, comprising: TWO DOUBLE BEDROOMS, DOMESTIC KITCHEN, SITTING ROOM and BATHROOM.

NB: in early 2025, the owners' accommodation was fully refurbished.







External

Large lawned rear TRADE GARDEN. GARDEN BAR with self-contained beer lines. Lawned forecourt area. Tarmacadam PARKING AREA with additional parking available by separate negotiation. Rear OUTBUILDING used as WORKSHOP/DOUBLE GARAGE.

The Pit Stop Café

Adjoining café with wood effect flooring and wooden counter (mainly used for takeaway service).

The Business

The property was known as The White Hart before being transformed by our client into Leather & Lace Bar & Grill. Our client took over the premises in February 2021 and operated the business themselves for several years, offering a unique destination in the local area. Leather & Lace Bar & Grill attracted customers from the surrounding towns and villages, together with car and motorcycle clubs and cyclists using the main cycle route from Penzance to John O'Groats. The premises also benefitted from regular local trade, including two in-house skittle teams.

Under our client's ownership, trade was split roughly 50/50 between wet and dry sales, and food was served throughout the week. The offering included a popular lunchtime menu and American-style food such as steaks, burgers and ribs.

In Autumn 2025, our client leased the premises to third party tenants. They have since vacated the business and it is now closed. No trade is being sold or warranted, and no accounts are available for the recent tenancy. Prospective purchasers will therefore need to make their own assessment of the potential trading levels, having due regard for the size of the premises, its location and the local demographics.



Licences

A Premises Licence is held permitting the sale of alcohol:

Sunday to Thursday: 10:00 - 00:00

Friday & Saturday: 10:00 - 01:00

Services

Mains water, electricity and drainage are connected. Oil-fired central heating and propane gas for cooking.

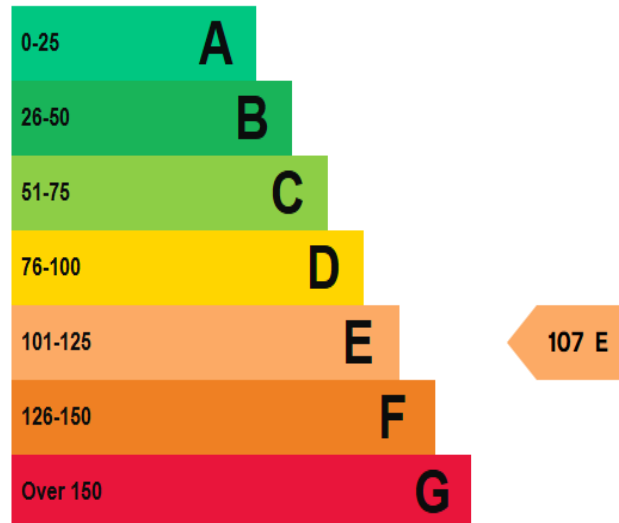
Local Authority: Somerset Council.

Rateable value: £16,000 from 01 April 2026.

Tenure & Price

FREEHOLD £375,000 to include the inventory.

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





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