



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

The White Cottage

Licensed Lock Up Restaurant with A3 Consent (142.59m² / 1,534 ft²)

5 Old Pawlett Road, West Huntspill, Highbridge, Somerset, TA9 3RQ

£12,000 PAX



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963

DESCRIPTION

Fully operating and fitted out Restaurant, with Restaurant license and popular with locals; is now available within the village settlement of West Huntspill. Occupying a main roadside position.

Available due to retirement, this property offers an opportunity for a new and fresh Restaurateur or Licensed operator to take over the business and make it their own.

The current business has opened up the opportunity for take away food, which could be developed, should an incoming operator wish to do so.

SURROUNDING AREA

Bridgwater is an expanding and prosperous regional area, benefiting from key capital investment schemes including one of the biggest European infrastructure investment project - new nuclear built and Hinkley Point (HPC).

Bridgwater benefits from two M5 motorway junctions, J23 to the North and J24 to the South.

The town of Bridgwater is situated on the River Parrett, approximately 10 miles north east of Taunton, 30 miles south west of Bristol, whilst also being located on the A38/A39 main trunk road junction.

ACCOMMODATION

The accommodation in summary comprises:

Trade Areas - Entrance Porch, Large open plan format Bar Area, with Restaurant/Bar Servery and Snug Dining Area with Toilet facilities. Large and well fitted out Catering Kitchen, with Dry Goods and Preparation Areas.

Fully fitted Trade Kitchen with stainless steel back fittings to kitchen range and central island preparation area, stainless steel double drainer catering sink and washing area.

Dry Goods Store, Staff WC and wash hand basin; and central heating boiler.

Dishwasher facility and preparation sink and large Fridge and Freezer area.

Kitchen leads to Bar Servery and separate Carvery Dining Area with large Bar seating area and feature fireplace, all fitted out with furniture.

Cloakroom area includes 2 No. Unisex Toilets with wash hand basis, accessible from the Bar/Restaurant area.

On site customer car parking available.

SERVICES

Mains electricity, LPG gas, water & drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)

OUTGOINGS

We have been advised by the Local Authority, Sedgemoor District Council that the property is assessed for Business Rates as follows:

Rateable Value: £9,000.00

Rates Payable: £4,320

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

EPC

The Energy Performance rating is C72. Copy made available upon request.

SERVICE CHARGE

A service charge would apply to cover the external maintenance and repair liability of the building as well as to cover the shared costs of electric, gas, water and buildings insurance.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

TENURE & TERMS

The property is offered To Let and is available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

PRICE

The property is available for an asking rent of £12,000 per annum, exclusive, payable on a monthly basis.

No charge would be made for the inventory - furniture and fittings but a payment would be due for the ongoing stock at the commencement of the agreement.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Lessees establish the VAT implications before entering into any agreement.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Lessee is to be responsible for the Landlord's reasonable.

PLANNING

The prospective Lessee should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via www.commercialleasecodeew.co.uk.

ASBESTOS

Under the Control of Asbestos Regulations 2012 (CAR 2012), the owner or Tenant of the property and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR is an offence and could adversely affect the value of the property.





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LOCATION

- Miles:** 17 miles North-East of Taunton
1.5 miles South of Highbridge
30 miles South-West of Bristol
- Roads:** A38, A39, M5 (Junctions 22 & 23)
- Rail:** 5.5 miles East of Bridgwater Railway Station
- Air:** 30 miles South-West of Bristol Airport



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