

Cannington - The Malt Shovel, Bridgwater, Somerset TA5 2NE  
Freehold Public House with Letting Accommodation Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Cannington - The Malt Shovel, Bridgwater, Somerset TA5 2NE

## Freehold Public House with Letting Accommodation Investment



### Investment Consideration:

- Purchase Price: £480,000
- Gross Initial Yield: 7.31%
- Rental Income: £35,100 p.a.
- VAT is applicable to this property
- Comprises public house with restaurant, large beer garden and private car park
- Includes 8 letting rooms and 1-bedroom owner's accommodation
- Cannington is a village and civil parish 3 miles (5 km) northwest of Bridgwater, Somerset.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Malt Shovel (Ground & First Floor)	Ground floor: Long bar servery with 55 seats, restaurant with 50 covers, beer garden front and back, with c. 100 seats, children's play area and Commercial kitchen First floor: 8 hotel bedrooms (6 x twin & 2 x double) and 1-bed owners flat	Individual	6 Years 11 Months from 27 February 2024	£35,100	Note 1: FRI Note 2: Rent review on 27.02.27 and 27.02.30 open market upward only Note 3: No breaks Note 4: Deposit held of £5,950
			<b>Total</b>	<b>£35,100</b>	

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### Property Description:

Comprises public house with large beer garden and car parking for c. 40 cars, full restaurant, 8 letting rooms and 1-bedroom owner's accommodation, providing the following accommodation and dimensions:

**Ground Floor:** Long bar servery with 55 seats, restaurant with 50 covers, beer garden front and back, with c. 100 seats, children's play area and Commercial kitchen

**First Floor:** 8 hotel bedrooms (6 x twin & 2 x double) and 1-bed owners flat

Total area size 496 sq m (5,339 sq ft)

### Tenancy:

The property is at present let an Individual for a term of 6 years 11 months from 27<sup>th</sup> February 2024 at a current rent of £35,100 p.a. Rent review every 3<sup>rd</sup> year open market upward only. No breaks. Deposit held of £5,950.



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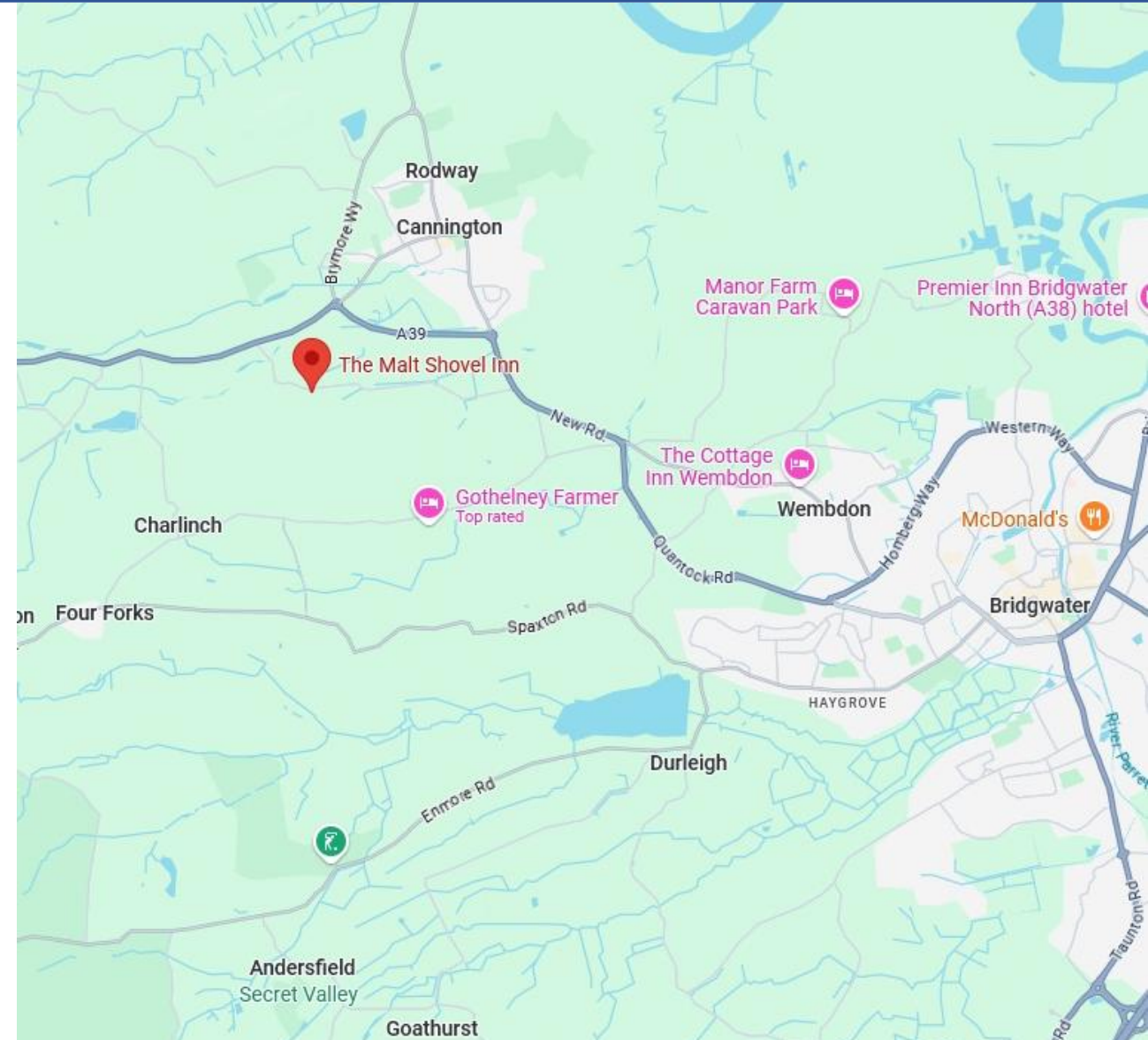


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## Location:

Cannington is a village and civil parish 3 miles (5 km) northwest of Bridgwater in the Sedgemoor district of Somerset, England. It lies on the west bank of the River Parret and contains the hamlet of Edstock. Bridgwater is a large historic market town and civil parish in Somerset, England.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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PROPERTY CONSULTANTS

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