

FREEHOLD FOR SALE - GUIDE PRICE £400,000

# GEORGE INN, GURNEY SLADE, RADSTOCK, BA3 4TQ



## Key Highlights

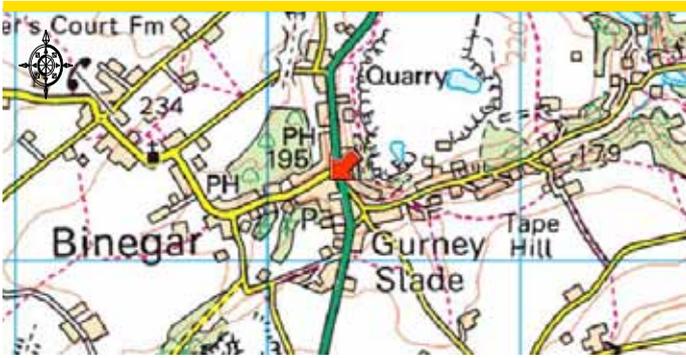
- Freehold public house
- Site extends to 0.13 hectares (0.33 acres)
- Detached skittle alley
- Beer garden to rear
- Three bedroom managers accommodation
- Frontage to A37

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## Location

The property is located in the village of Gurney Slade, Somerset, 22.5 kilometres (14.0 miles) south west of Bath, 26.4 kilometres (16.4 miles) south of Bristol and 42.3 kilometres (26.3 miles) north east of Bridgewater.

The George Inn is situated on the A37 which provides access to central Bristol to the north and Dorchester to the south. It is surrounded on all sides by residential properties with local facilities including Gurney Slade Post Office and the Horse and Jockey Inn, an independently operated pub.

## Description

The property comprises a predominantly two storey detached building with single storey extensions to the rear and side elevations. The George Inn has predominantly stone elevations beneath a pitched tiled and slate roofs. There is a detached single storey skittle alley to the rear.

Externally there is a beer garden to the rear and seating on wooden benches for approximately 32 customers.

The car park to the front elevation provides parking for approximately 11 vehicles.

## Accommodation

Internally the trading area is situated at ground floor level, with a central bar servery and seating on a mix of loose tables, chairs, bar stools and sofas for 54 customers, split between the front bar and rear restaurant. To the left of the bar is a games area, with ladies and gentlemen's toilets to the rear. The trade kitchen is to the right of the bar, along with a ground floor cellar and various stores. Additionally there are two ensuite letting bedrooms accessed from a separate entrance via the car park.

The first floor is accessed from the back of house and comprises three bedrooms, living room, kitchen and bathroom.

The site extends to approximately 0.13 hectares (0.33 acres).

## Tenure

Freehold.

## Guide Price

Unconditional offers are invited in the order of £400,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £7,500.

## Planning

The property is not listed and is not situated within a conservation area.

## Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Wednesday - 11:00 - 00:00
- Thursday- Saturday - 11:00 - 01:00
- Sunday - 10:00 - 23:30

## Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

## The Business

The pub is currently open and trading but can be provided with vacant possession on completion.

## Energy Performance

A D-97 EPC rating has been calculated.

## Viewings

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## Contact

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