

TO LET

Restaurant / Pub and Living Accommodation (387.61m² / 4,106ft²)

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

Description

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

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

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 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.

Location

Huntspill is situated on the main A38 road, 1.5m south of Highbridge, 30 miles south west of Bristol and 17 miles north east of Taunton. Huntspill also has good access to J22 and J23 of the M5.



Accommodation

The accommodation in summary comprises:

Trade Areas – Entrance Porch, Large open plan format Bar Area, with Bar Served, Snug Dining Area, Restaurant with 50 covers plus; Toilet facilities. Large and well fitted out Catering Kitchen, with Dry Goods and Preparation Areas.

Private Accommodation – Four Bedroom – Master En-suite with Dressing Room, Family Bathroom, Lounge, Kitchen/Diner and Office.

Ground Floor Trade Accommodation

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, with open plan bar area with step up to 50 cover Restaurant area with beam support and stone built fireplace with log burning stove.

Cloak area including Gents Toilet with low level WC and 2 No. pod urinals and wash hand basin to vanity cupboard. Ladies toilet with 2 No. WCs, with wash hand basin to vanity cupboard.

First Floor

Separate entrance off rear hall to Kitchen, leads to stair case to first floor and Landing area.

Kitchen is galley style with 2 No. L-shaped sections of fitted wall and base units. Breakfast bar with base units. Also has stairs leading to roof terrace which will have a timber decking area installed.

Kitchen leads off in to Lounge with feature fireplace as well as a small office / study room.

Landing area has a cupboard with plumbing for central heating as well as Shower room with large walk in shower with built in vanity unit with concealed cistern, WC and wash hand basin.

Dining Room with staircase leading to the second floor with large Guest Bedroom.

Master double bedroom with fitted wardrobes, walk in dressing room and en-suite bathroom with panelled bath, L-shape range of fitted vanity units with sink and WC with concealed cistern.

Bedroom 3 is a double, Bedroom 4 a single/double.

Outside – Car parking, restaurant garden and patio.

NB Garage excluded

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 Lessee 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: £4,140.00

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 Rating

The Energy Performance rating is C72. Copy available at <https://www.ndepcregister.com/>

Service Charge

Not applicable in this instance.

Building 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 Full Repairing and Insuring Lease for a term to be agreed.

Price

The property is available for an asking rent of £30,000.00 per annum, exclusive payable fortnightly in advance with initial three months and two weeks advance rent payment.

Proposals for a redevelopment scheme for six letting room accommodation have been approved and consideration will be given to a development and rental package – details of which would be agreed by separate negotiation.

The current trade inventory of furniture, fixtures, fittings and effects is to be purchased at £25,000.00; plus stock, trade glassware and cutlery, crockery and kitchen utensils at valuation when taking on the premises.

Legal Costs

The prospective Lessee is to be responsible for the Landlord's reasonable legal costs, to be capped at £1,500 plus VAT.



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.

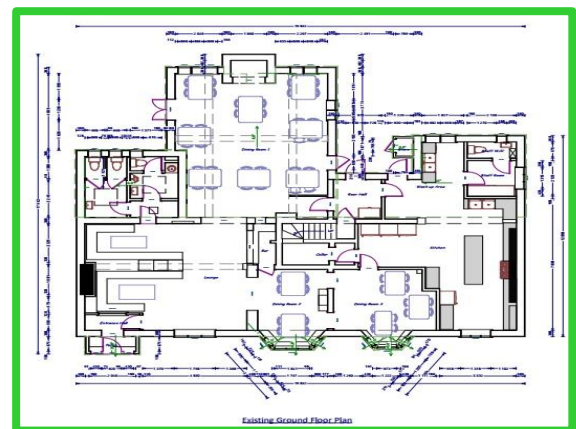
Turnover and Accounts

Details of the current Turnover may be provided and copies of the current accounts will only be supplied when requested; subject to an accountant to accountant basis.

Planning

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

The clients have secure planning permission Application No: 52/17/00003 LE for the Erection of two storey building to form six bedrooms for use in connection with The White House Public House.



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 the website 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.

The detection of asbestos and asbestos related compounds is beyond the scope of Lyndon Brett's expertise and accordingly:-

- (1) Lyndon Brett makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Lyndon Brett strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Viewings

Strictly by appointment with the sole agents:-



Contact: Lyndon Brett
Tel: 01278 450350
Email: Lyndon@lbp-rics.co.uk