



**The White Post Inn, Somerset , Stratton-On-The-Fosse,
Somerset , Somerset BA3 4QA**

Lease Price £55,000

- ON MAIN FOSSEWAY -A367
- Tarmac Car Park
- Three Bedroom accomodation
- Energy rate E
- THE LEASE IS FREE OF ALL TRADE TIES
- Trade Garden with Play Area
- Bar (40) and Dining Room (24)
- Same ownership since 2005
- Rateable value April 2023 £8,000
- A Full 24hrs Premises Licence Is Held

Location:

• The White Post is located in Stratton-On-The-Fosse, near Downside Abbey. Positioned on the ancient Roman road A367, making it easily accessible from the cities of Bath and Bristol. Proximity to smaller towns and villages such as Chilcompton, Holcombe, Shepton Mallet, Frome, and the Cathedral city of Wells.

White Post Inn Features:

- Two-story public house with a tarmac customer car park for 27 vehicles.
- Attractive lawned garden with seating for 60, and a patio area at the front with shelter to seat 40.
- Main bar area with a stone-built open fire, offering a traditional pub feel. Seating for approximately 40.
- Dining room with wood-effect flooring and beamed walls, accommodating 24 people.
- Catering kitchen with stainless equipment, extraction canopy, preparation and wash-up areas, non-slip flooring, refrigerated beer cellar, bottle store, and a walk-in cold room.

Upstairs Accommodation:

- Good-sized living area with flexible use.
- Two double bedrooms and a single room (or potential office space).
- Fairly newly fitted kitchen with a range of wall and base units.
- Bathroom with a bath and electric shower over.

Attractions and Activities in the Area:

- Fabulous walks in the area, including along the old railway track with views over the village and the 15th Century church.
- Chilcompton Village Hall hosts various clubs.
- Babington House, a private members club, is about a 10-minute drive away.
- Vobster Swimming Lake is also nearby, offering recreational opportunities.
- Beautiful country walks accessible from the doorstep.

The White Post Inn as not only a welcoming pub but also a destination with various amenities and attractions for both locals and visitors

THE BUSINESS

The Business is run as popular community freehouse, benefiting from a FIVE STAR hygiene Rating, serving real ale and traditional home cooked foods by the same family since January 2005. Hosting quizzes and local live music nights.

The White Post is held on a renewed full repairing lease from Wellington Pub Company, for a term of of 25 years commencing January 2018. The lease falls within the provision of the Landlord And Tenant Act 1954 and is fully assignable. Rent £32,000 + VAT p/a subject to five yearly rent reviews. An incoming party will be required to provide a rental deposit to the landlord of a quarters rent in advance. **THE LEASE IS FREE OF ALL TRADE TIES**

In the years prior to Covid-19, the annual net turnover for the year ending December 2019 was £250,073, and December 2018 was £257,172. Gross Profit for these years was in the region of 62%.

Further accounting information may be maybe available to serious parties following a formal viewing.

SERVICES

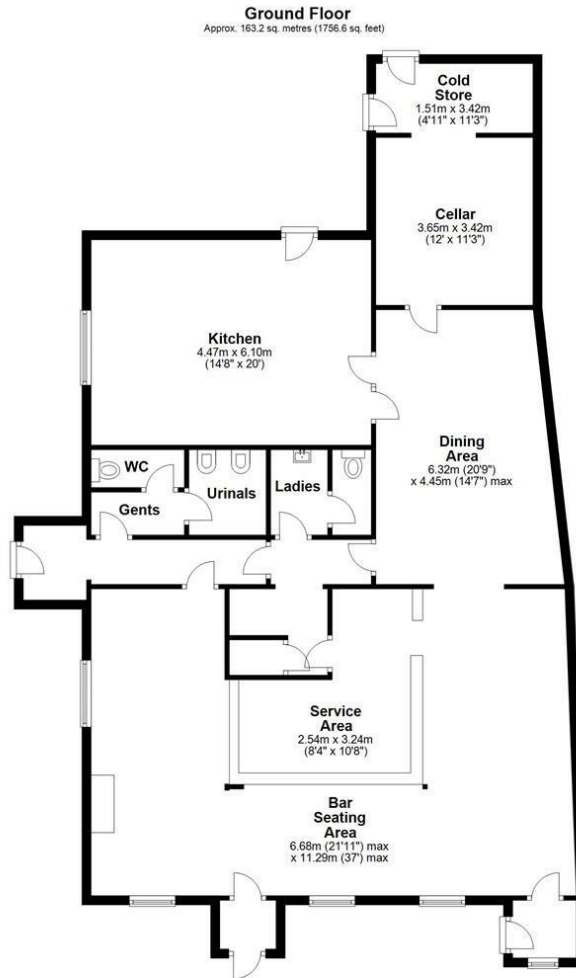
Mains Water and electricity are connected
 Bulk LPG
 Septic tank for drainage

LICENCE

A Full 24hrs Premises Licence Is Held

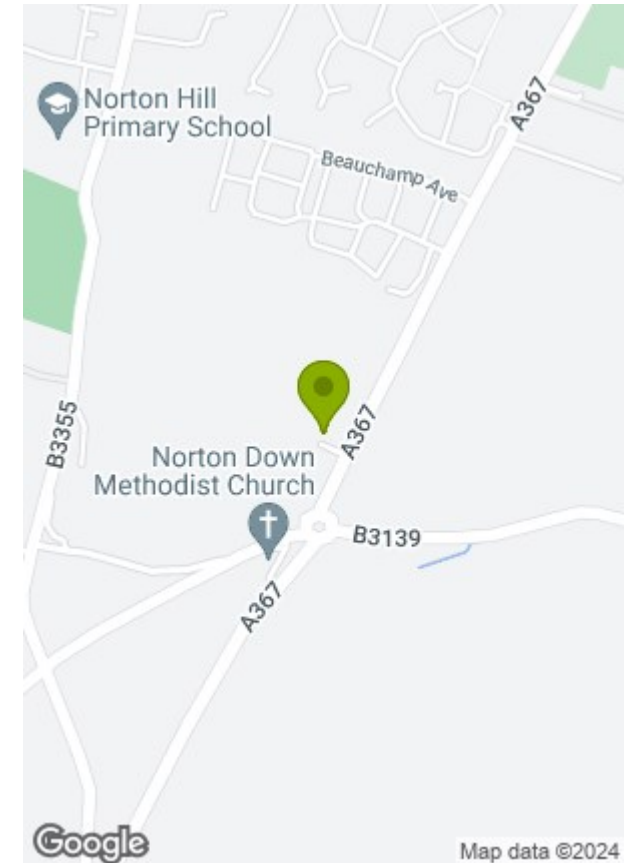




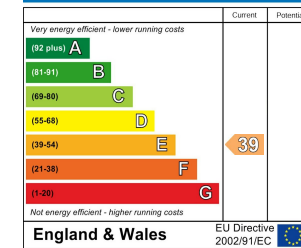


Total area: approx. 163.2 sq. metres (1756.6 sq. feet)

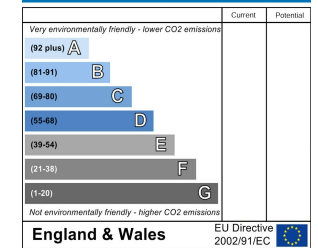
Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.