



An extremely well-presented destination country pub and restaurant, occupying a prominent landmark trading position beside the A359 in a popular and affluent Somerset village. Offering character Main Bar Area (20+), Restaurant Areas (46+), fully equipped Commercial Catering Kitchen, Lawned Beer Gardens (60), Customer Car Park with space for 20 vehicles, and 2 Double Bedroom Owner's Accommodation. Sales of £280,338 excluding VAT with impressive profit levels. Viewing recommended.

**THE ORCHARD INN
HIGH ROAD, GALHAMPTON, SOMERSET, BA22 7BA
FREEHOLD GUIDE PRICE: £295,000 REF: 4794**

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX5 1HQ Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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THE PROPERTY

The Orchard Inn is an impressive and deceptively spacious detination country village freehouse and restaurant which has been completely refurbished to a high standard by our clients during the last 9 years, with around £100,000 having been spent. With origins reputedly dating back over 250 years, this character property occupies a landmark trading position adjacent to the A359. This well-appointed and manageable country pub retains many attractive character features and briefly comprises: - Character Main Bar Area (20+), Character Restaurant (14+), Conservatory Restaurant (32+), well equipped Commercial Catering Kitchen with Ancillary Facilities, well presented 2 Double Bedroom Owner's Accommodation with Sitting Room and Bathroom. Externally the property benefits from a substantial Customer Car Park with space for at least 20 vehicles, an impressive Lawned Trade Garden with seating for around 60 customers, together with a range of useful Outbuildings and Stores. An internal inspection is strongly recommended in order to fully appreciate all that this deceptively spacious and profitable village freehouse has to offer.



SITUATION

The Orchard Inn is a traditional Somerset country pub situated on the edge of the well regarded and much sought after village of Galhampton. The village is renowned for its thriving and active community and The Orchard Inn also stands beside the A359 on the edge on the village, approximately 2 miles from the market town of Castle Cary known for its numerous quality shops, local amenities and schooling. Castle Cary also has a mainline station to London Paddington (90 minutes). The A359 is a busy road which links Yeovil (10 miles), the A303 London to the Westcountry trunk road (3 miles) and Frome (19 miles).

INTERNAL DETAILS

Main customer entrance door to front into **Main Bar Area** an attractive character room with part wood and part tiled flooring, two feature fire places both with

inset woodburning stoves, part exposed stone walls, range of freestanding wooden tables, upholstered wooden chairs, upholstered bar stools, upholstered window seating, armchairs and sofa area comfortably seating 20 customers plus adequate standing room. Timber fronted and polished timber topped **Bar Servery** with tiled flooring and fitted with a range of back bar fittings, extensive display shelving, with two double glass fronted bottle fridges, EPOS cash register, commercial coffee machine, filter coffee machine, glass washer and stainless steel sink unit. **Ladies & Gents WC's. Restaurant Area** a continuation in style, theme and ambiance with wood flooring, feature fireplace with inset woodburning stove, range of freestanding wooden tables and upholstered wooden chairs comfortably seating 14 customers. **Conservatory Restaurant** a spacious and attractive dining room with ceiling fan, carpeted flooring, double doors out to the beer garden and free standing wooden tables and upholstered chairs comfortably seating 32 customers. **Commercial Catering Kitchen** with Altro flooring and fully tiled walls and being fitted with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over and gas interlock system, six burner gas range, chargrill, twin floor standing deep fat fryer, eye level grill, three commercial microwave ovens, deep bowl stainless steel sink unit, stainless steel handbasin, upright commercial freezer, two 2 door undercounter commercial fridge units, stainless steel wall shelving, door to outside, warming cabinet with serving gantry and warming lamps over and racked shelving. **Washup Area** with Altro flooring, part tiled walls, stainless steel deep bowl sink unit, commercial dishwasher, two commercial undercounter freezers, undercounter commercial fridge, commercial microwave oven, racked shelving, wall shelving and upright commercial fridge. **Outside Walk in Fridge/Cold Room. Beer Cellar** temperature controlled with racked shelving.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



PRIVATE ACCOMMODATION

Situated on the first floor is the well-appointed owner's accommodation which briefly comprises: - **Sitting Room** with dual aspect to front and rear. **Bedroom 1** a good sized double room with aspect to front. **Bedroom 2** a double room with aspect to front. **Bathroom** with a modern white suite and shower over bath.

EXTERNAL DETAILS

A prominent landmark main road trading position, the plot incorporates a tarmac **Customer Carpark** to the side of the property with space for approximately 20 vehicles. Directly to the rear of the pub is an enclosed lawned **Beer Garden** with picnic bench style seating for around 60 customers. Enclosed **Bin Store Area** and **Storage Shed**.



THE BUSINESS

The Orchard Inn is well presented throughout and trades as a quality village freehouse and destination restaurant located on the edge of a popular and attractive Somerset village. The Orchard Inn has been in our client's hands for around 9 years, during which time they have left virtually no stone unturned upgrading and refurbishing the property and spending in the order of £100,000 in the process. This is a particularly well-regarded business with an impressive and excellent reputation, which benefits from strong levels of regular year round repeat trade, not only from the village, but also from the surrounding villages and towns. The landmark main road trading position also ensures that there is a regular passing trade from those using the busy Somerset cross country road. The pub benefits from numerous excellent reviews on TripAdvisor and has received a Certificate of Excellence and also has a good social media following on Facebook. The pub benefits from its own website www.orchardinngalhampton.co.uk which provides further background information and opening hours etc. This is an extremely well-presented food led business and which benefits from impressive year-round trade and which continues to show growth in sales year on year. The sale of The Orchard Inn represents an

excellent opportunity to purchase a well-regarded destination country village inn and is undoubtedly a very special place to live and work and a formal viewing is essential in order to fully appreciate all that this extremely profitable and high quality business has to offer.

TRADING INFORMATION

Accounts for the year ending 31st March 2024 show sales of £280,338 net of VAT generating an impressive and strong net profit. The split of trade is in the order of 60% food sales and 40% wet sales. Trading information can be made available to interested parties following a formal viewing.

CURRENT STAFFING

The business is run by one of our clients, as a single working proprietor, with the assistance of full time and part time/casual members of staff.

POTENTIAL

Our clients advise that there is potential to develop all aspects of the trade still further and for future growth in trade levels and maximising all of the available income streams. There are opportunities to increase the current trading hours and introduce all day opening and an all-day food service, particularly during the summer months.



EPC

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RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.



SERVICES

All mains services with the exception of gas, are connected to the property. There is oil fired central heating and LPG is used for cooking.

PRICE & TENURE

Guide price £295,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.