



**The Kings Head Inn, Church Street, Merriott,
Somerset, TA16 5PR**

Freehold for Sale by Informal Tender, a Grade II Listed public house
with owners' accommodation above (Deadline: 2 August 2024)

Guide Price **£430,000**
For Sale by Informal Tender

**Symonds
& Sampson**

ESTABLISHED 1858

For Sale by Informal Tender- a Grade II Listed public house with owners' accommodation above.
Freehold with vacant possession.

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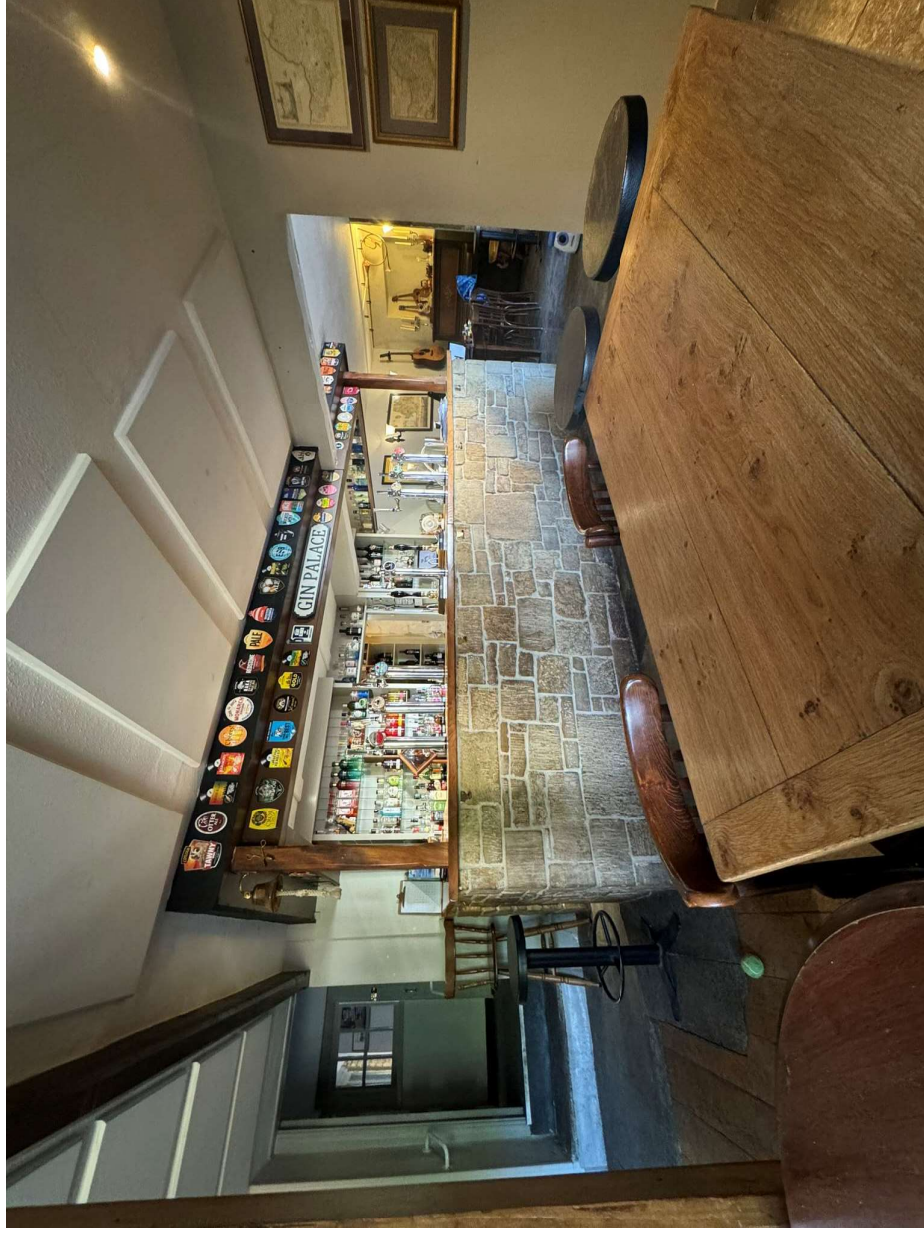
Please find tender submission form attached at end of these particulars.

- Freehold public house with owners' accommodation at first floor
- Grade II Listed Building
- Private parking area
- Outside space
- Fine reputation
- Vacant possession

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Dorchester Commercial office on
01305 261008 (Option 3)

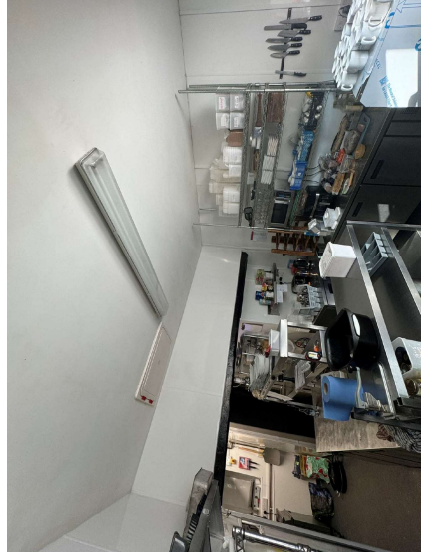
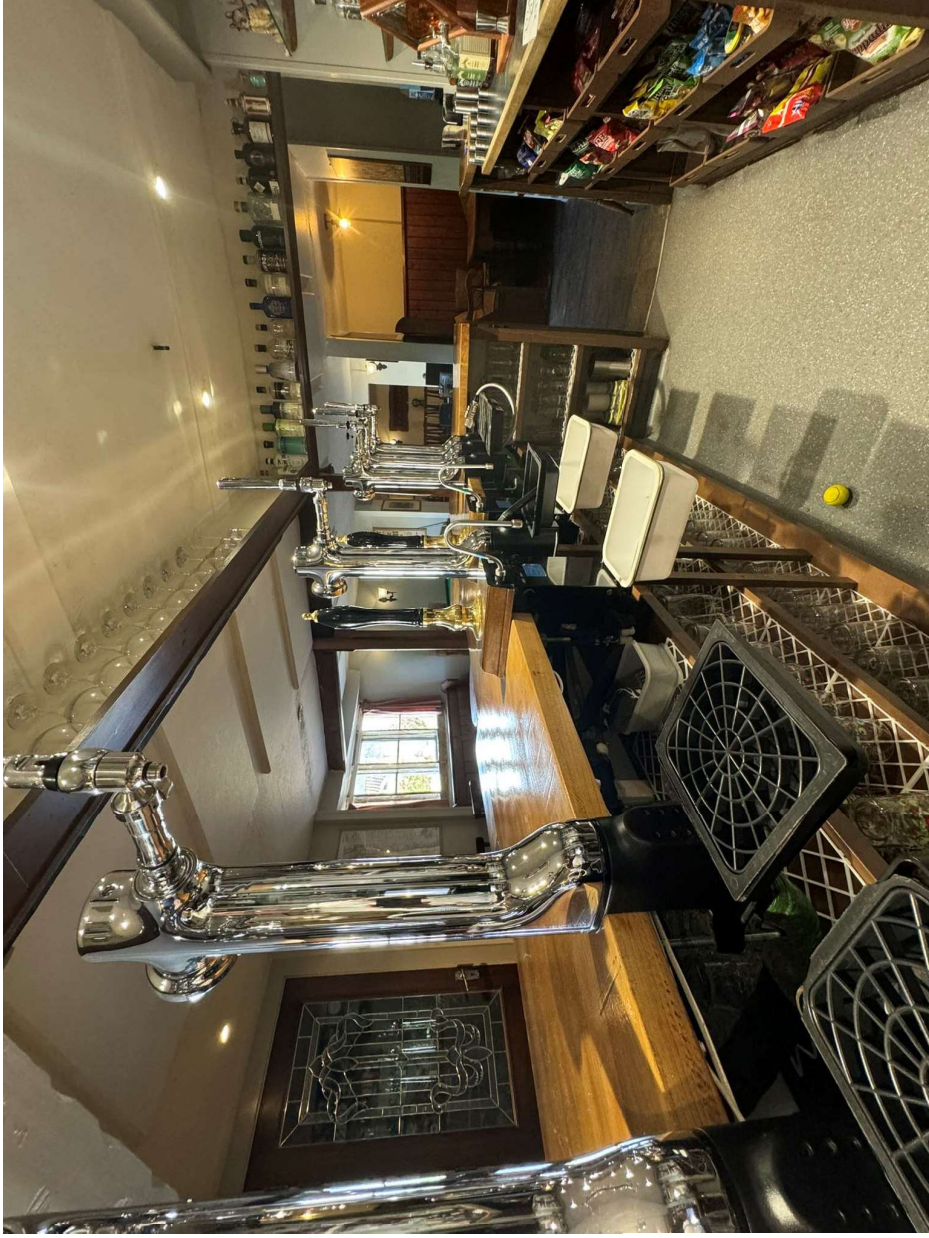


The Property

The Kings Head on Church Street is the only functioning public house in the Somerset village of Merriott and has been in operation since 1696!

The pub still turns a profit consistently, with scope to add further revenue, as it is currently only open Thursday to Sunday, due to the vendor's circumstances. It has a fantastic reputation catering to the local and wider community by offering a traditional pub menu prepared with local seasonal produce. The Kings Head is in a central location which is easily accessed from many local villages with affluent populations. This historic 17th Century public house is definitely worth a look whether you want a full-time occupation or if you are just looking for the perfect lifestyle business.

The property comprises a detached Grade II listed public house with a three bedroom owners' apartment at first floor level, gardens and useful outbuildings. To the front there is a private car park with ample parking for patrons across the road. There is a main front door opening to the pub interior, side driveway which provides access to the rear and side of the property for deliveries and the separate building which serves as function rooms and houses two skittles alleys. The building is also used for entertainment events such as weddings, Christmas lunches and dinners. The rear has a covered terrace area with heating and seating and then a pub garden with an entertainment area



(The Kings Shed), ideal for those summer garden parties and outdoor events.

The property provides scope for further value to be added, subject to planning, with the potential for accommodation to be developed within the existing buildings. The sale price will include all goodwill, fixtures and fittings, but stock, equipment and furniture will be valued independently by an expert at the time the sale is agreed.

Situation

Merriott is very well located with ease of access to the A303 only a few miles North and Crewkerne with its mainline train station only a few miles to the South. It is a growing village with planning permission for over 100 new homes and is within a semi-rural area with a high proportion of affluent residents, surrounded predominantly by farmland and a rural landscape and within easy reach of Crewkerne, Yeovil and Taunton. The Jurassic Coast is a short drive away, with Lyme Regis and Bridport both within easy reach.

The Business

The business is currently operated as a partnership by the vendors. Annual turnover is reported as £207,790 for the year ending 31 May 2022 and £228,109 for the year ending 31 May 2023. EBITDA for 2022 is assessed at £40,701 in 2022 and £37,624 in 2023. The figures for 2024 are not available at the time of publication of these particulars, but management accounts can be provided. Full accounts for 2020, 2021, 2022 and 2023 can be provided to qualified purchasers. The accounts show consistent turnover, apart from those years that were impacted by the Covid-19 Pandemic. The accounts also show consistent profitability, thanks to the support of loyal customers and the Kings Head's fine reputation locally and regionally.

There is significant scope to increase trade, with the current owners operating the pub on a part-time basis at present. There are a range of useful outbuildings that have potential for conversion to holiday or residential accommodation, subject to the necessary consents.

Directions

From the A303, take the A356 (signposted Crewkerne) south for approximately 2.5 miles, until you reach the junction signposted Merriott/Lynash Nurseries, turn right onto the lane and follow it for 1 mile into the village until the junction with Church Street. Turn right and the Kings Head will be on the right hand side, opposite the car park.

Services

Mains electricity water, gas and sewerage.

Council Tax

Owners Accommodation: Band B

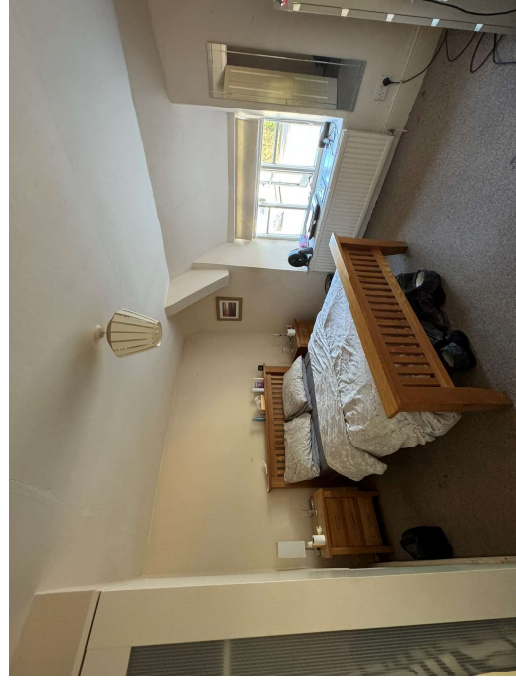
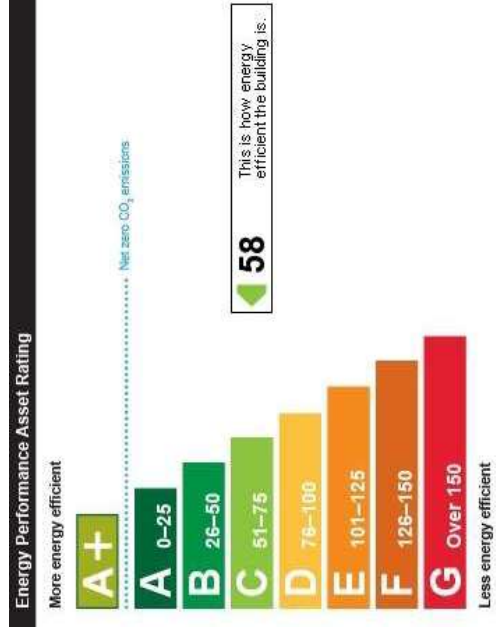
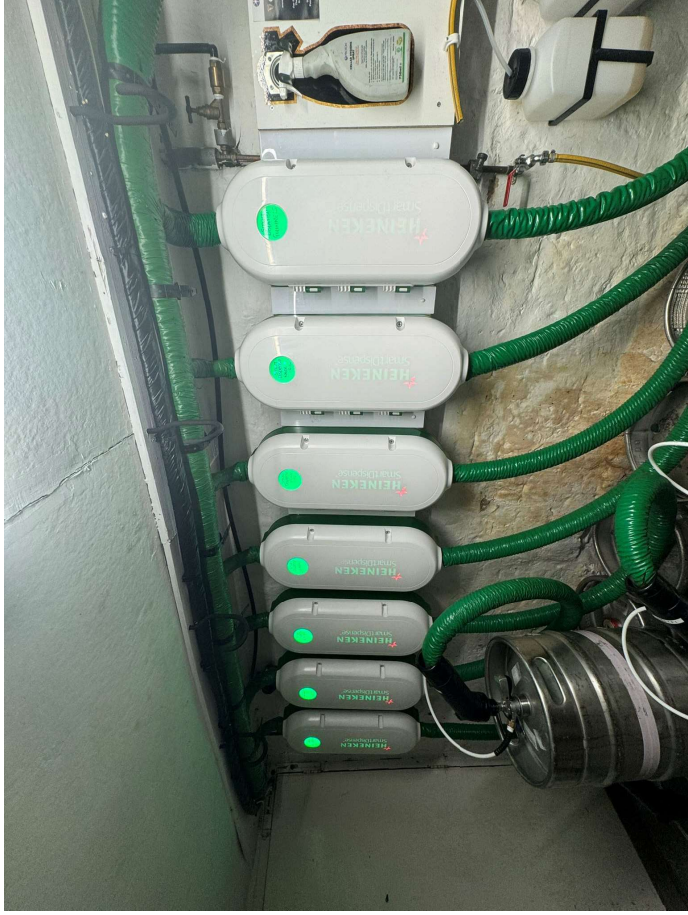
Business Rates

Pub £14,600 Car Park: £1,200

Local Authority

Somerset Council: 0300 123 2224





IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



			<p>Floor 1 Building 1</p> <p>Floor 1 Building 3</p>	<p>Floor 2 Building 1</p> <p>Floor 2 Building 3</p>	<p>Floor 1 Building 2</p> <p>Floor Plan showing Building 1 (The Pub and owners' accommodation) Building 2 (The Kings Shed) and Building 3 (The Skittle Alley)</p>
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RH/18/06/2024

INFORMAL TENDER FORM

To be submitted by **NOON MIDDAY, FRIDAY 2ND AUGUST 2024** to
FAO Ryan Holmes, Symonds & Sampson LLP, Burraton House, 5 Burraton Square,
Poundbury, Dorchester, Dorset, DT1 3GR or commercial@symondsandsampson.co.uk

The Kings Head Inn, Church Street, Merriott, Somerset TA16 5PR

Terms:

Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the inclusion of any fixtures or fittings, the grant of any planning or other consents, but otherwise it should be subject to contract only.
5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope (if submitting by post) clearly in the left-hand corner with the words "The Kings Head – Informal Tender Offer" or in the subject line if submitting by email. If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract following acceptance of an offer.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendor does not commit to accept the highest or any offer.

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

continued over...



I/We.....

of:.....

Telephone:.....Email:.....

Hereby submit for **The Kings Head Inn, Church Street, Merriott, TA16 5PR**, as indicated in the sales particulars, an offer in the sum of:

£.....Offer in words:.....

Please provide details of funding and other relevant matters:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage or borrowing is required, please confirm Building Society / Lender and enclose Mortgage / Agreement in Principle and specify deposit in hand.

Lender:..... Agreement in Principle Enclosed/Attached?: Yes No

Deposit in hand:.....

b. My/our solicitors are:

c. Anticipated timescale:

d. If you offer is subject to sale please provide further information, including your selling agent's details, any other relevant comments -

.....

.....

Dated: Signed:*End.*