

# QUAY INN

Quay Street, Minehead, TA24 5UJ



## Key Highlights

- Freehold public house investment
- Entire property let to an individual operator
- Property arranged over ground, basement and first floors
- Current rent of £58,709 per annum
- Lease expires June 2026
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- We are instructed to invite offers in excess of £650,000 (8.59% NIY)
- Business unaffected by sale
- [\*\*Google Street View Link\*\*](#)

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## Location

Minehead is a popular coastal town in the county of Somerset, 24 miles (38 kilometres) north west of Taunton and 63 miles (101 kilometres) south east of Bristol.

The Quay Inn occupies a waterfront location overlooking the promenade. The town centre is situated just to the south with other nearby occupiers including independent hotel and hospitality operators.

## Description

The property comprises a three storey detached building of traditional construction with stone and part rendered elevations beneath a multi pitched tile roof.

## Accommodation

### Ground Floor:

The ground floor provides a multi room trading area with central bar servery, providing a bar, restaurant and games area with seating for approximately 70 customers. Ancillary areas include a trade kitchen, stores and customer WC's.

### First Floor:

The first floor provides four ensuite letting bedrooms.

### Second Floor:

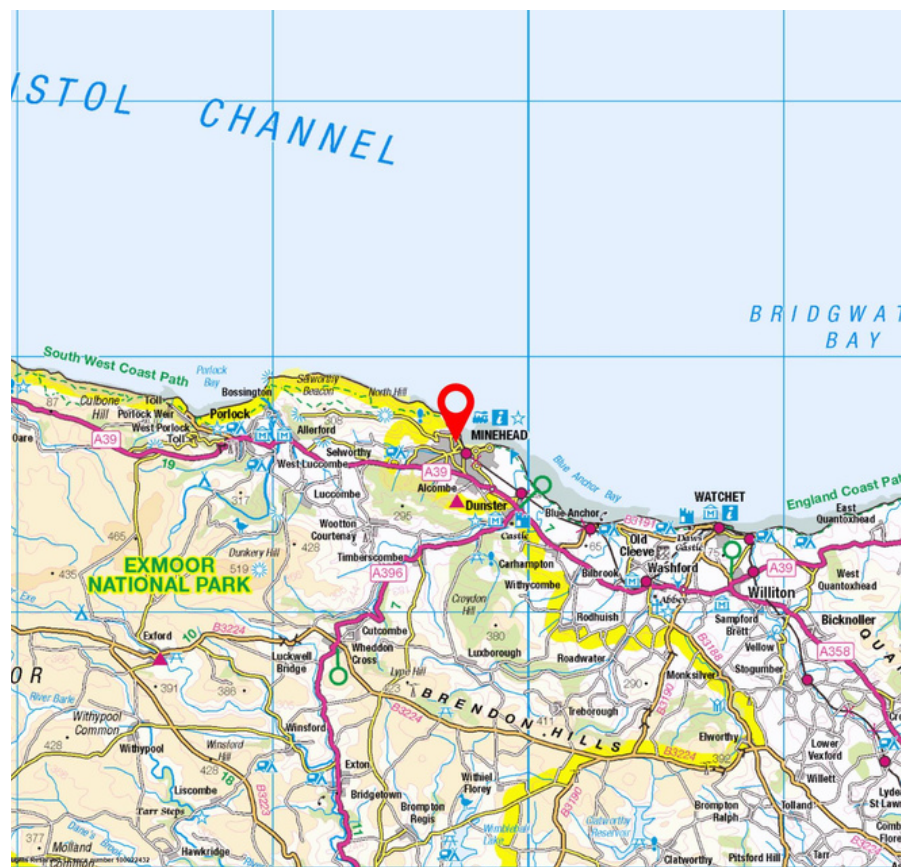
The second floor provides a further 3 ensuite letting bedrooms and staff bedroom

### Externally:

There is an extensive trade garden and terrace to the rear, accessed via steps. There is an outbuilding with ground floor cellar and WCs and first floor function room.

## Tenure

The property is held freehold (Title Number ST95469).



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## Tenancy

The entire property is let to a private individual on a 20 year lease from 27 June 2016 at a current rent of £58,709 per annum which is subject to annual RPI uplifts (except in the open market review year) and five yearly open market reviews. A rent deposit of £13,231 is held by the landlord.

## Planning

The property is not listed but is situated within the Quay Street Conservation Area.

## Data Room

[https://sites.savills.com/tavernportfolio/en/page\\_171176.php](https://sites.savills.com/tavernportfolio/en/page_171176.php)

## VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

## EPC

D-94.

## Terms

We are instructed to invite offers in excess of £650,000 (8.59% NIY) assuming the usual purchasers costs.

## Fixtures and Fittings

The fixtures and fittings are currently owned by the occupational tenant.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

## Viewing and Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



## Contact

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