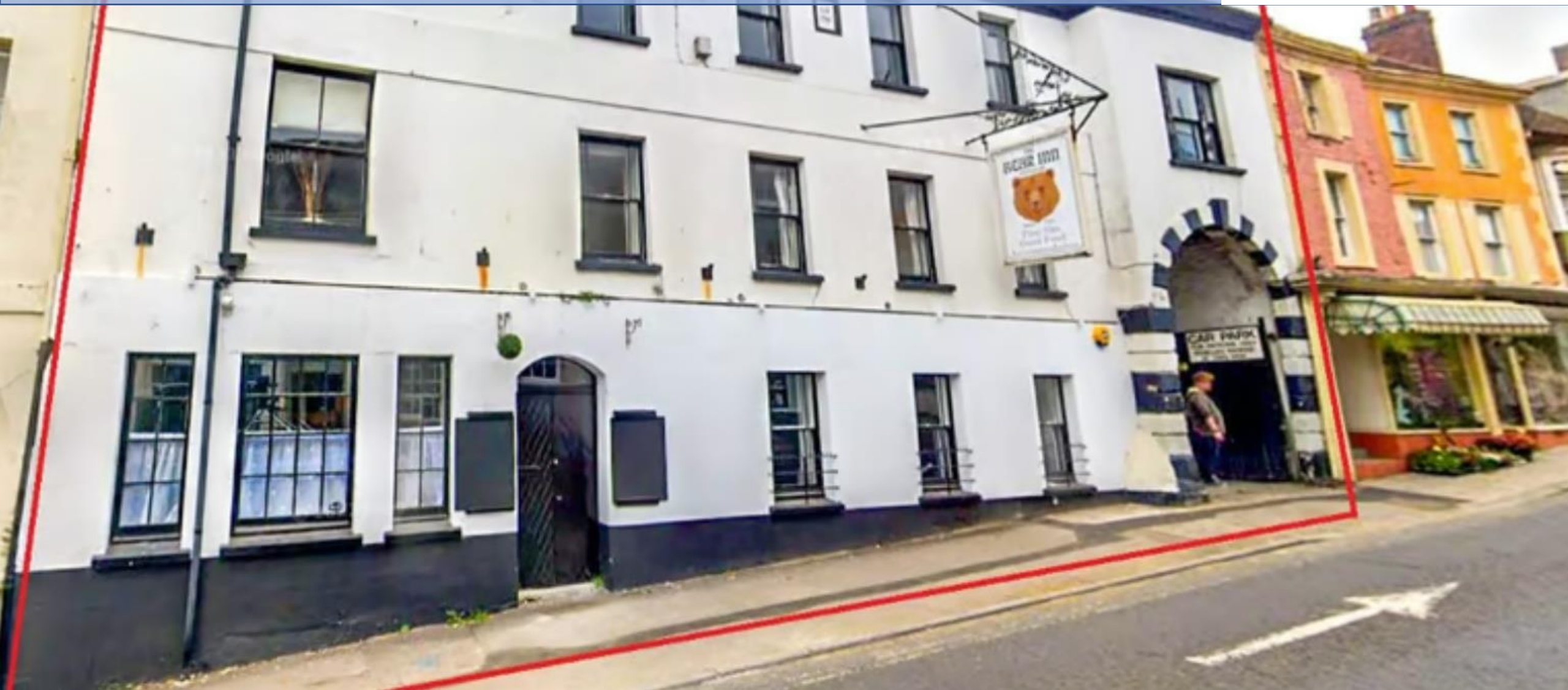


Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN  
Free-of-Tie Public House with Letting Accommodation to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

## Free-of-Tie Public House with Letting Accommodation to Rent



### Property Features:

- Comprises public house with 7 letting rooms and 4-bedroom owners accommodation
- Large car park at rear of the property
- VAT is NOT applicable to this property
- Total area size 803 sq m (8,650 sq ft)
- Flexible terms to fit your needs
- Available on a new lease with flexible terms to be agreed by negotiation
- Occupiers close by include Post Office and Co-Op Food, amongst other local retailers



# Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

## Free-of-Tie Public House with Letting Accommodation to Rent



### Property Description:

A substantial Grade II listed public house arranged over three storeys and comprising of; a ground floor pub with various bars, games room, commercial kitchen and function room, seven letting bedrooms on the first floor and a four-bedroom owner's/manager's flat on the second floor. To the rear of the property is a substantial car park and patio garden.

Ground Floor: bar and restaurant areas, kitchen, games area, ancillary

First Floor: 7 letting rooms

Second Floor: 4-bed managers flat

Large car park at rear

Total area size 803 sq m (8,650 sq ft)



# Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

## Free-of-Tie Public House with Letting Accommodation to Rent



### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £500 per week (PCM: £2,166.66)

Deposit: £5,000

### Rateable Value:

Rateable Value - £14,700

Rates Payable - £7,500\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

Certificate and further details available on request.



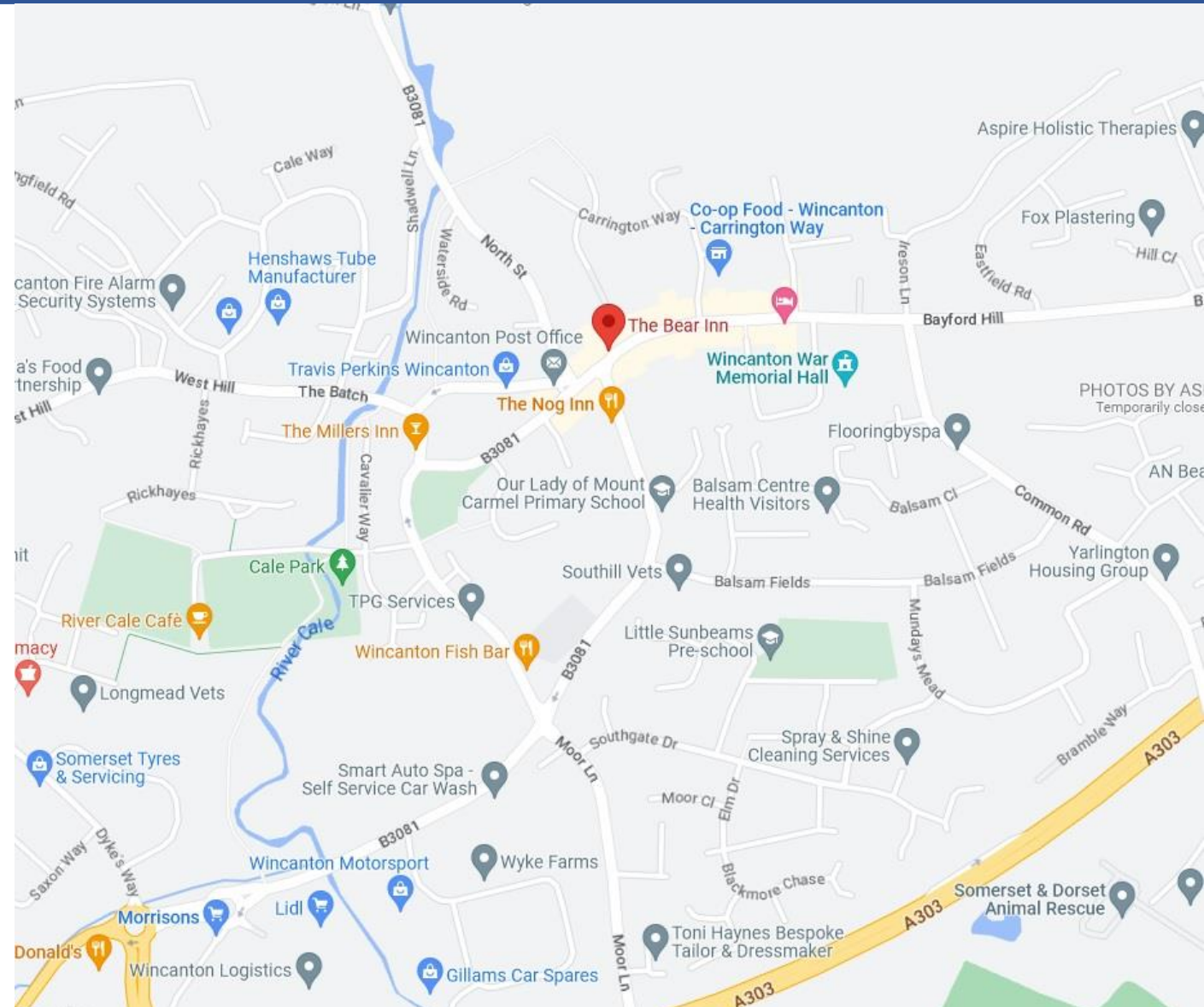
# Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

## Free-of-Tie Public House with Letting Accommodation to Rent



### Location:

The property is located on Market Place in a prime position within the popular Somerset town of Wincanton. The town lies off the A303 trunk road between London and the South West and has a population of approximately 6,000 residents. Wincanton is situated on the northeast edge of Blackmore Vale, 12 miles North East of Yeovil and 10 miles North West of Shaftesbury. A wide range of amenities are available locally along with both primary and secondary schools.



# Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

## Free-of-Tie Public House with Letting Accommodation to Rent

### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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