

# Shepton Mallet - The Prestleigh Inn, Prestleigh, Somerset BA4 4NL Free-of-Tie Pub Inn to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



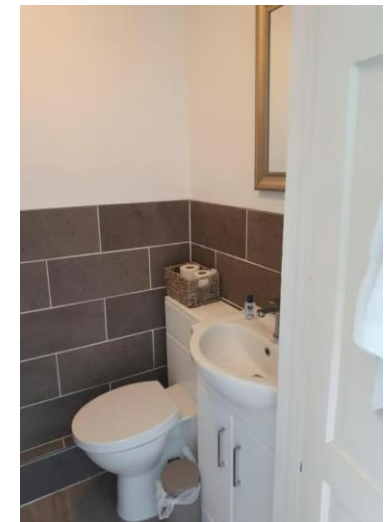
# Shepton Mallet - The Prestleigh Inn, Prestleigh, Somerset BA4 4NL

## Free-of-Tie Pub Inn to Rent



### Property Features:

- Comprises public house with 5 en-suite letting rooms and 2-bed owners accommodation
- Property benefits from customer car park
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with flexible terms
- Situated on the west side of A371, a main arterial route between Wincanton and Shepton Mallet, providing great amount of traffic and passing cyclist.



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### Property Description:

Comprises pub with restaurant and bar area, 5 en-suite letting rooms and 2-bedroom owners flat, providing the following accommodation and dimensions:

- 5 En-suite letting rooms
- Bar
- Dining area
- Restaurant
- Commercial catering kitchen
- Garden with panoramic country views
- Customer car park
- 2 Double bedroom owners accommodation

Total GIA: 393 sq m (4,230 sq ft)



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### Location:

Shepton Mallet is a market town and civil parish, some 16 miles south-west of Bath, 18 miles south of Bristol and 5 miles east of Wells. The property is situated on the west side of A371, a main arterial route between Wincanton and Shepton Mallet, providing great amount of traffic and passing cyclist.

### Terms:

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

Rent: £495 per week (PCM: £2,145)

Deposit: £5,500

### Rateable Value:

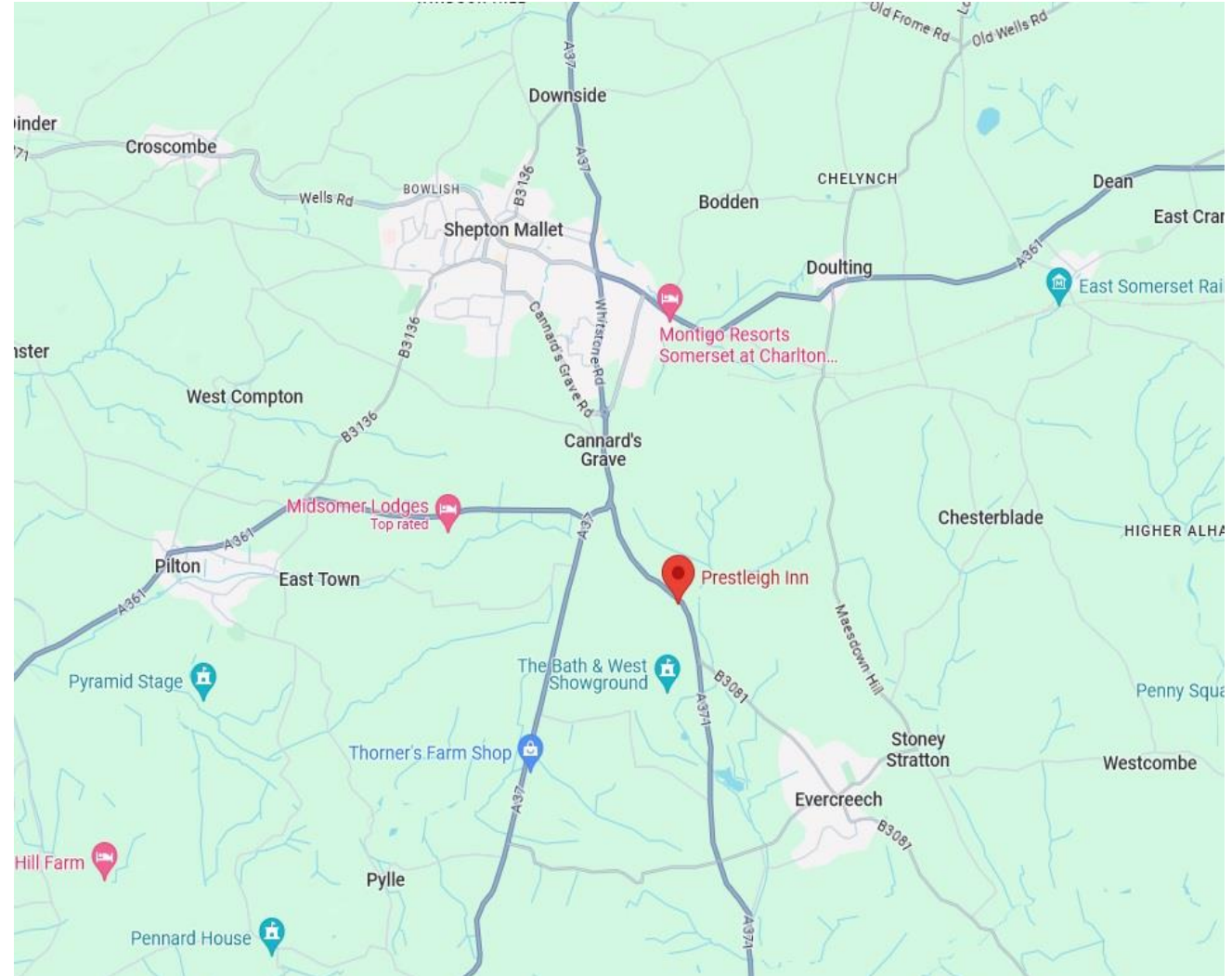
Rateable Value - £6,500 p.a.

Rates Payable - £0\*

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

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.



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### Contacts:

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



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