



REF: 487

The Coal Orchard
30 - 32 Bridge Street, Taunton,
Somerset TA1 1UD

Leasehold
Offers Invited



Offers are invited for this
leasehold property



FEATURES

- Free of Tie Somerset town centre pub and restaurant
- Annual takings of £1,800,000 (net of VAT) in 2022
- Seating circa 180 in large ground floor trading space
- First floor fully commercial kitchen
- High quality and extensive inventory
- Customer toilets and ancillary space
- Quality exterior beer garden for 50 and adjacent storage
- Prime location, a great business opportunity
- 20-year commercial lease

LOCATION

Taunton is a busy market town situated in Somerset, approximately 160 miles south west of London and 48 miles south of Bristol.

The area is well served with public transport routes with the town's main railway station providing regular services to Exeter St Davids (journey times from 23 minutes), Bristol Temple Meads (from 33 minutes) and London Paddington (from 1 hour 40 minutes). Road communications are good with the M5 Motorway being easily accessible at Junction 25 making Taunton a popular commuter town.

The Coal Orchard commands a prominent position on Bridge Street at its junction with Goodlands Lane and within close proximity to the River Tone.

Surrounding occupiers include Pizza Express, Subway, Zinc Nightclub and Morrisons. The Orchard Shopping Centre along with High Street and Fore Street are also a short walk where occupiers include Nandos, Pitcher & Piano and Cosy Club.

THE BUSINESS PREMISES

Ground floor business property extends to 4,438 square feet (412 square meters).

Entrance Vestibule

With table and chairs bar seating for around 90, close carpeted floor, air conditioning and two separate double door entrances to this space. Fully glazed art deco style windows are to the front.

Bar Servery

Has polished wooden top and a full range of back bar equipment including four double door full height refrigerators, non-slip floor, glass drying point and TV screen for the CCTV equipment throughout.

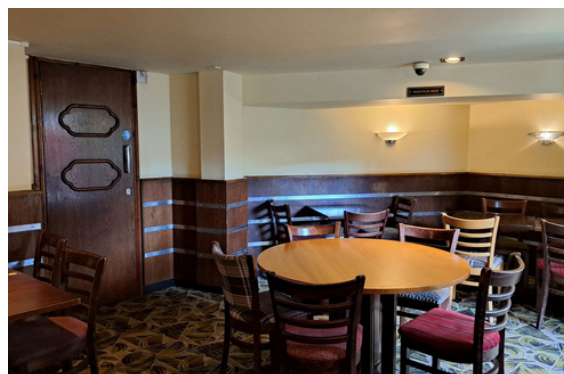
Beyond the bar is a glass wash area with three glass washers, stainless steel worktop surfaces, non-slip floor and two dumbwaiters in the first floor commercial kitchen.

There is also a walk-in cold room in this area.

Rear Bar Area

Seating for a further 90 at cinema bar tables and chairs with close carpeting.

There are half panelled walls, wall light fittings and a plethora of local pictures and artwork throughout the building.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Ground Floor Disabled WC

Ground Floor Storeroom

Stairs Leading to:
Extend to 4,436 square feet (412 square meters).

First Floor Landing

Wall light fittings and collages of local scenes.

Leads to:

Ladies WC

Six cubicles, central hand washbasin and baby changing area.

Gents WC

Well fitted with six urinals, three WC, baby changing unit and a range of hand washbasins.

Vestibule to:

Office

With desk, safes, CCTV equipment etc.

Storeroom

Cellar

A large space with modern equipment.

Commercial Kitchen

Newly fitted walk-in cold room. Dedicated wash up area with a pass through dishwasher, deep bowl sink unit and various drying stations.

Dumbwaiters leading downstairs.

There is an extensive range of kitchen equipment including numerous microwave ovens, Panini machines, chilled cabinets, rational self-cooking centre, chargrill griddles, deep fat fryers etc.

This is a very well fitted commercial kitchen.

OUTSIDE

Well presented patio beer garden for around 50 with attractive foliage, external continental blind and inset wall fittings.

Outside Adjacent Store

This is used for the storage of bins etc.

THE BUSINESS

Has been recently traded by a private operator who is unable to continue due to personal reasons.

We are advised the weekly sales were between £15,000 and £20,000 this year.

Prior to this, JD Wetherspools operated this site with annual sales of £1,800,000 (net of VAT).

We are unable to warrant any trading information.

TENURE

The business is available on the basis of a 20-year commercial lease which commenced in January 2023.

Please contact Bruce Sprosen for more information.

Rateable Value

Current rateable value (1 April 2023 to present) £63,750.



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Premises License

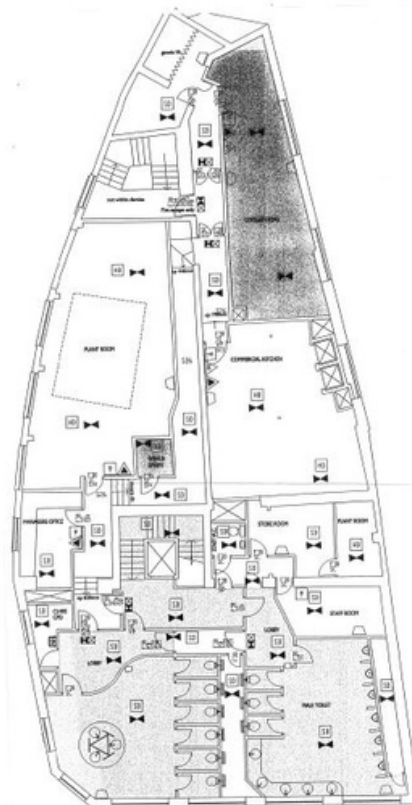
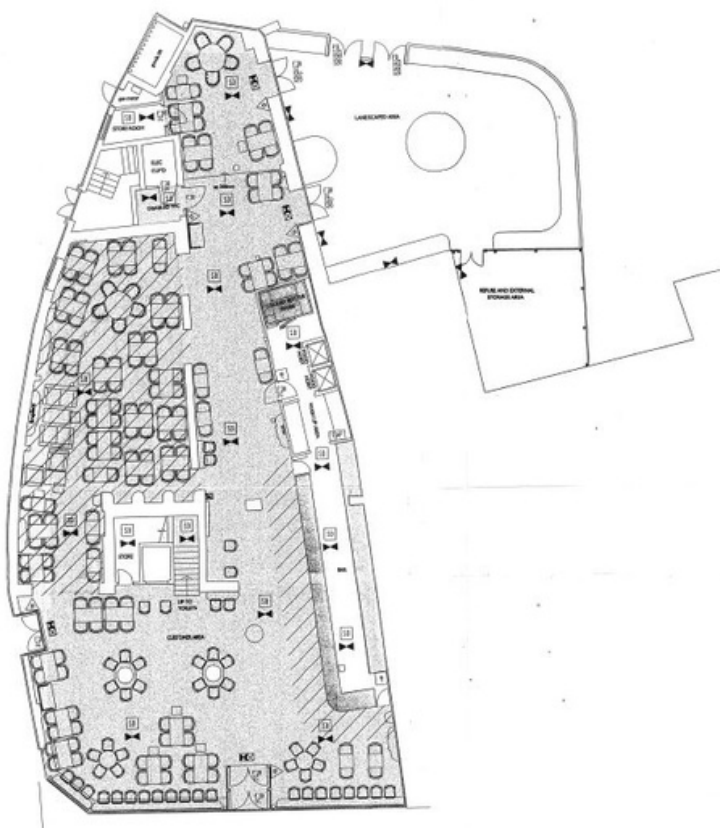
The property benefits from a premises licence, which allows the sale of alcohol until midnight, Sunday-Thursday and 1:00am Friday and Saturday.

Fixtures and Fittings

The property is fully equipped with the exception of tills, IT equipment and former branded items.

Viewing and Further Information

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm) Bruce Sprosen
07467 947296 (out of hours)
Please Email: bruce@sprosen.com



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