



REF: 605

Kings Arms
South Street, Stratton-on-the-Fosse,
Somerset BA3 4RA

Leasehold
£35,000



£35,000 for the valuable leasehold interest, extensive inventory of fixtures & fittings and goodwill

FEATURES

- Free of tie Somerset village free house
- Three en-suite very well presented letting rooms plus owner's one bedroom flat
- Three interconnecting character trading areas
- Fully fitted commercial kitchen and ancillary facilities
- Car park for 25
- Beer garden for 30
- Turnover in last financial year £275,000 with a net profit over £70,000 for working owners
- Great trading location

LOCATION

The Kings Arms is situated in the pretty village of Stratton-on-the-Fosse, famed for Downside Abbey and Downside Public School. Stratton-on-the-Fosse is close to Bath, Wells and Bristol and makes an excellent base from which to explore the surrounding area.

The village is situated in the beautiful Mendips with fabulous walks and many historic houses, gardens and visitor attractions nearby including Cheddar Gorge, the Roman Baths, Wookey Hole Caves and Wells Cathedral. Bath is situated 12.5 miles north east, Wells 10 miles to the east and Bristol 20 miles north with the A303 trunk and M5 motorway/M4 motorway within approximately half an hour of Stratton-on-the-Fosse. The Kings Arms is a 20-minute drive from Glastonbury and 10 minutes from Shepton Mallet.

THE BUSINESS PREMISES

Entrance Vestibule

Leads to:

Public Bar
(8.2 m x 3.9 m)
Seats 28.

With stripped wooden floor, stone fireplace, half panelled walls, beamed ceilings and part wood clad walls.

This is a space full of character.

Bar Servery
(6 m x 2.2 m)
With non-slip floor, back bar refrigerator, ice machine and touch screen till.

Second Customer Seating Area
(4.2 m x 6.1 m)
Seating 80.

Another lovely room full of character with stone fireplace surrounding wood burning stove, stripped wooden floor, church pew style seating and access to:

Breakfast Room
(4.4 m x 4.7 m)
With space for 10 covers.

Having wood panelled walls, large fireplace and dado rail.

Ladies WC
With one cubicle. Recently refurbished.

Gents WC
With cubicle and urinal. Recently refurbished.



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Commercial Kitchen

(7.2 m x 4.3 m)

With recently refurbished Altro flooring, commercial extract and range of catering equipment including 4-ring electric hob, double pan deep fat fryer, stainless steel workstations, stainless steel under-counter refrigerated units, deep bowl sink unit etc.

First Floor landing leads to:

LETTING ACCOMMODATION

Letting Room 1

(4.5 m x 3.5 m)

With close carpeted floor, large king size bed, part wood clad walls, wall mounted TV, writing desk and wardrobe.

En-suite Shower Room

(4.6 m x 2.5 m)

With corner shower unit, modern WC and wash hand basin.

Separate WC

Letting Room 2

(3.8 m x 2.6 m)

A family room with double and single bed, well presented with part wood clad walls, stripped wooden floor.

En-suite Shower Room

With corner shower, vanity basin and low level flush WC.

Letting Room 3

(3.3 m x 3.2 m)

Another well presented double room with wall mounted Smart TV and access to:

En-suite Shower Room

(1.4 m x 2.7 m)

With corner shower having tiled back, vanity wash hand basin and low level flush WC.

Also situated on the First Floor is:

PRIVATE ACCOMMODATION

With First Floor hallway leading to:

Bedroom 1

(3.3 m x 3.2 m)

Another well presented double room with wall mounted Smart TV and access to:

En-suite Shower Room

(1.4 m x 2.7 m)

With corner shower having tiled back, vanity wash hand basin and low level flush WC.

Lounge



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OUTSIDE

Customer Trade Garden

On wooden decking seating 30.

Private Garden

Car Park

For 25 vehicles.

THE PROPERTY

A handsome 2-storey, Grade II Listed semi-detached property located opposite Downside School. The property has painted and rendered elevations under a pitch tiled roof with a trade decking area and car park to the rear.

THE BUSINESS

Is currently open and trading 6 days a week.

From Tuesday to Thursday the business opens from 4 pm and on Friday, Saturday and Sunday opens 12 noon.

We have been provided with trading information for year ending November 2023 where a turnover of £274,560 net of VAT is shown.

Food represents £73,000 turnover, wet sales £131,000 turnover and hotel rooms £67,000 turnover.

For working owners a net profit of well over £70,000 is shown.

Rent is circa £34,000 per annum.

TENURE

The property is subject to a fourteen year lease with nine years remaining.

Current annual rent is £34,000 per annum payable monthly in advance.

The lease is protected by the 1954 Landlord & Tenant Act therefore fully renewable at the end of the term.

There will be a rent deposit in the sum of 25% of the annual rent payable to the landlord.

Rateable Value

Current rateable value (1 April 2023 to present) £4,750.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9990-6968-0354-3070-9014>



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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