



REF: 639

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

Leasehold  
£5,500



£5,500 is the rent deposit payable to the landlord. In addition, rent and buildings insurance will be due monthly in advance. The majority of the fixtures and fittings are owned by the landlords. Tenants may use this equipment free of charge. There will be a need for tenants to provide some additional trading equipment including exterior furniture, some internal furnishings and kitchen equipment



## FEATURES

- Traditional country public house in Somerset village
- Prominent roadside position with panoramic countryside views
- Trading areas cater for 57
- Well-equipped commercial kitchen
- Five-bedroom en-suite letting accommodation
- Two-bedroom private accommodation
- Attractive beer garden and car park
- Trade is boosted by close proximity to the Royal Bath & West Showground
- Opportunity to develop and expand this business



## LOCATION

Prestleigh is a village 2.9 miles (8 minutes) from Shepton Mallet via the A371 and Cannard's Grave Road/A371.

Shepton Mallet is in Somerset, some 16 miles (26 km) south-west of Bath, 18 miles (29 km) south of Bristol and 5 miles (8.0 km) east of Wells.

Shepton Mallet is the closest town to the annual Glastonbury Festival and 16.7 miles (31 minutes) from Longleat via the A361. The Mendip Hills lie to the north and the River Sheppey runs through the town, as does the route of the Fosse Way - the main Roman road between north-east and south-west England. There is evidence of Roman settlement.

Our subject property is situated in a prominent roadside position in the village and neighbouring the Royal Bath and West of England Society Showground.

## THE BUSINESS PREMISES

### Main Entrance

From the car park down a small flight of steps into a carpeted foyer area.

Leads to:

### Ladies WC

Tiled throughout, one low level flush WC and wash hand basin.

### Gents WC

Tiled throughout, three urinals, one low level flush WC and wash hand basin.

Leads to:

### Trading Area 1

An open-plan area, wooden flooring, part carpeted with painted half-timber walls and painted render above with a painted ceiling.

Also in Trading Area 1:

### Games Room

Comfortable seating for 8. Seating at the Bar Servery for 4 and vertical drinking for a further 20.

With pool table and large flatscreen TV.

Traditionally decorated throughout.

This area benefits from a feature fireplace with log-burner and wooden lintel above.



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 given 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.

### Trading Area 2

Comfortable bench seating for circa 10, further seating for 10 and vertical drinking for 15. Carpeted with a wooden bar-walk.

In this area is the Bar Servery, wooden panelled fronted with hardwood top.

Behind the Bar Servery is non-slip flooring, double bottle cooler with a traditional wooden back bar.

Leading from this area:

### Function Room

Mixed seating for circa 60 customers.

Tiled floor, painted rendered walls, exposed feature stonework and a fireplace with log-burner.

### Commercial Kitchen

Is accessed from the Function Room and is equipped with two sinks, five-pan induction cooker, pizza oven, deep fat fryers, commercial extract canopy, two microwaves, upright and chest freezers. With non-slip flooring and UPVC and stainless steel clad walls.

Leads to:

### Small Storage Area

Non-slip flooring and two freezers.

## LETTING ACCOMMODATION

Can be accessed from within the pub or from an external entrance and comprises of:

### Letting Room 1

Twin room, with en-suite and flatscreen TV.

### Letting Room 2

Double room with en-suite and flatscreen TV.

### Letting Room 3

Double room with en-suite and flatscreen TV.

### Letting Room 4

Double room with en-suite and flatscreen TV.

### Letting Room 5

Double room with en-suite and flatscreen TV.

## Bathroom

## PRIVATE ACCOMMODATION

Can be accessed from behind the Bar Servery and comprises of:

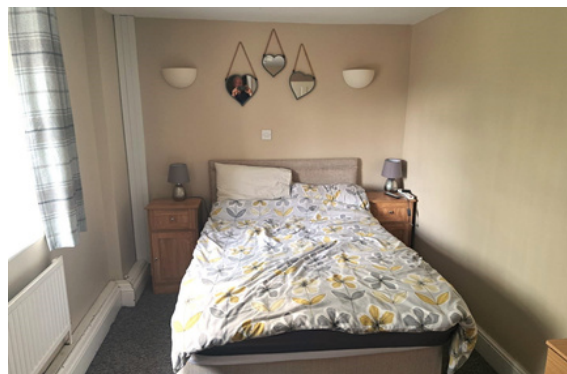
### Bedroom

A large double room.

### Lounge

Good-size room.

### Shower Room



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## OUTSIDE

### Front

There is seating to the front of the pub for 8 customers.

### Rear

There is a beer garden laid to lawn with panoramic countryside views, picnic bench seating for 100 customers and overlooking the Royal Bath & West Showground.

### Smoking Solution

A good-size with views across the Somerset countryside.

### Car Park

There are two large car parks with spaces for circa 50 vehicles.



## THE PROPERTY

The Prestleigh Inn is a large detached stone built, part rendered building under a slate roof.

## THE BUSINESS

Is currently open and trading.

## TENURE

The Prestleigh Inn is available on the basis of a brand new lease with SLS Properties.

Rent is quoted at £25,740 per annum.

There is a landlord annual service charge of £300 per annum payable in advance.

### Rateable Value

Current rateable value (1 April 2023 to present) £6,500.

### EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0140-0533-7939-0400-5096>



## VIEWING AND FURTHER INFORMATION

Please Call:  
0333 414 9999 (Monday-Friday 9am-5pm)  
Jeff Dunn 07824 663371 (Out of Hours)  
Please Email: [jeff@sprosen.com](mailto:jeff@sprosen.com)

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