



REF: 585

## The Racehorse Inn

157 East Reach, Taunton, Somerset TA1 3HT

£5,000



£5,000 is the rent deposit payable to the landlord.

In addition, funds will be required for stock, working capital and advance rent.

Fixtures and fittings value to be confirmed but can be purchased over a period of time.

## FEATURES

- Somerset community public house in superb location close to town centre
- Traditional style pub with real character
- Five separate trading areas with seating for 138
- Superb outside enclosed trading areas
- Detached skittle alley
- Commercial kitchen
- Domestic accommodation consists of 5 bedrooms, kitchen/diner, lounge

## LOCATION

Taunton is the county town of Somerset, with a 2011 population of 69,570. Its thousand-year history includes a 10th-Century monastic foundation, home to Somerset County Cricket Club and the County Museum.

Our subject property is on the main road into the centre of the town.

## THE BUSINESS PREMISES

### Main Entrance

Is via a large gate at the front of the former coach house.

This leads into a flag-stoned area which is full of interesting antique signs and bric-a-brac with a drinking space for 15.

This is a covered area with a double door at the end leads to the outside space.

### Trading Area 1

Immediately off the coaching area it is a part carpeted, part non-slip floor with wooden panelled walls and exposed stone walls and with a wooden panelled ceiling. Bric-a-brac is mainly images of racehorses and old Taunton. Seating for 20 with a mock Victorian coal gas fire.

### Bar Servery

Is a wooden panelled frontage with brass foot rail, hardwood wooden top.

Behind the servery is non-slip flooring, double bottle cooler and glass washer. The back bar is mirrored with shelves.

### Cellar

Is accessed from this area and is below ground with delivery from the front of the building.

### Trading Area 2

Is wooden floored, wooden panelled walls, painted dado rail and skimmed ceiling. Seating for 20.

### Bar Servery

Wooden panelled frontage, brass foot rail, hardwood wooden top.

Behind the bar is non-slip flooring, double bottle cooler. The back bar is mirrored with shelving.

### Trading Area 3

Is a carpeted games room with pool table, traditional log burner, half panelled wooded painted walls and painted render above with rendered ceiling. Vertical drinkers 15.

### Trading Area 4

Is a linear area with wooden flooring, part panelled walls and exposed stone. Currently has seating for 18.



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### Commercial Kitchen

With non-slip flooring, tiled walls, commercial extract, turbo fan oven and five-burner cooker, double deep fat fryer, twin freezer, twin washing up area and a stainless steel preparation table.

A corridor leads to:

### Ladies WC

Tiled walls and floors with two low level flush WCs and three wash hand basins.

This area leads on to a small vestibule which has flagstone flooring and painted brick and exposed stone walls with numerous items of bric-a-brac including a 'speak your weight machine'.

### Gents WC

Is a quarry stoned area with half tiled walls, three urinals, one low level flush WC and one wash hand basin.

### PRIVATE ACCOMMODATION

This can be accessed from inside the pub or alternatively from the external area.

A carpeted staircase leads to a landing area with access to:

### Bedroom 1

A single bedroom with sink.

### Bedroom 2

A well proportioned double bedroom with sink.

### Bedroom 3

Is a well proportioned double bedroom with sink and Victorian feature fireplace.

### Bedroom 4

Is a single bedroom with open fireplace and wooden floorboards.

### Bedroom 5

Is a single bedroom with sink, half panelled wooden walls.

### Bathroom

Consists of a white suite with shower over.

### Kitchen / Diner

With vinyl wood effect flooring, half panelled walls, wooden fitted units, washing machine, cooker and Victorian feature fireplace with brick chimney stack.

### Lounge

Is a large, carpeted lounge with wood burner and exposed brick features.



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## OUTSIDE

There is a large separate skittle alley which could seat 50.

### Outside Trading Space 1

Consists of a flagstone area with slate covered roof with seating for 12.

### Outside Trading Space 2

There is a tarmacked area which has a permanent canopy over with seating for in excess of 20.

### Outside Trading Space 3

There is a further area on from this that can be used with seating for 20.

This entire area is enclosed on all sides.

## THE BUSINESS

Is currently closed.

It is the landlord's view that this site has a potential turnover of circa £350,000 (including VAT) per annum.

We do not hold any accounting information nor can we warrant any trading figures.

## TENURE

The Racehorse Inn is available on the basis of a 5-year (TAW Initially) agreement with Red Oak Taverns.

There will be a tie for beer, cider and lager (free of tie for wines, spirits and minerals).

Annual rent is £26,000.

### Rateable Value

Current rateable value (1 April 2023 to present) £29,000.

### EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/5203-0080-5982-4350-5243>



## 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](mailto:bruce@sprosen.com)

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