



The Natterjack Inn

Ref: 3451482

Evercreech, Somerset, BA4 6NA

Freehold: £1,100,000

Substantial freehold pub

7 letting rooms & 2 self-catering cottages

Sales c. £786,000 Net Profit c.£150,000

Sales increased by £100,000 year on year

Car Parking (35), trade garden (50)

5 bedroom owners apartment. Energy Rating B



Description

The Natterjack Inn is a substantial two storey building, stone built in the 19th Century. To the rear are two separate stone built cottages which have been converted to provide both self catering and bed and breakfast accommodation.

Location

The Natterjack Inn occupies a prominent position backing onto an apple orchard and the old Dorset and Somerset Railway Line. Evercreech is now a popular commuter village being a short drive from the mainline railway station at Castle Cary with connections to Bath and London.

The town of Bruton, famous for its gastronomy and proximity to the Hauser & Wirth gallery and the Newt Hotel and Estate, is five miles away. Historic Wells and its cathedral is within 9 miles, and Glastonbury and its famous Tor are c.12 miles away.

The Natterjack Inn is also an ideal base to stay and explore the surrounding countryside with its many local attractions including the Bath and West showgrounds, the Haynes Motor Museum and Cheddar Gorge.



Internal Details

There are two customer entrances into the trading areas of The Natterjack Inn, which comprise of the lounge bar with central bar server, bar stools and seating for approximately 40 on a mix of seating and tables either side of the bar server. There is a large fireplace with a wood burner and adjacent log store with exposed stone walls, opening through to the lower restaurant which has seating for approximately 36 persons, double patio doors lead to the garden terrace.

Ground Floor

Back of house areas: customer toilets off the side lobby, extensively fitted commercial kitchen plus sweet preparation and wash up rooms, coffee station, beer cellar close to the bar, bottle store, rear yard off the kitchen leading to an outbuilding containing four freezers, walk in chiller and dry store.

Owner's Accommodation

The owners apartment, with its own private garden, has a ground floor internal entrance and external staircase up to the first floor level which comprises a fitted kitchen with built in oven and hob, lounge, inner hallway, office, bathroom, double bedroom with door to a bedroom with an en suite shower, bedroom 3 with en suite shower, and a dining room. Stairs lead to two further bedrooms with a dressing room converted from the attic. There is further scope to convert the attic space.

AirBnB

The self-catering cottages are both comprised of a ground floor entrance into the open plan lounge and a fitted kitchen and separate bathroom. Stairs lead to the first floor with a double and two single beds.

Trading Hours

Monday closed. Tuesday to Saturday 11.00am – 3.30pm and 5.45pm – 11.00pm. Sunday 12.00pm - 5.00pm.

Food is available to order 12.00pm – 2.30pm, and 6.00pm – 9.00pm.



Business Rates

Rateable value effective from 1 April 2023 will be £39,800.



External Details

There is parking on both sides of the inn as well as allocated parking for the accommodation guests. The two cottages also benefit from having their own shared garden with sufficient space to potentially add a third cottage or log cabins subject to the normal consents and planning permission.

The raised terrace is adjoining a lawn with a central pathway which has pleasant views overlooking a small orchard. In addition, the owner has a private garden with a summer house, which could easily be merged with the pub garden to increase the trade space outside.

Staff

Owner operated with a full complement of staff (list to be provided to seriously interested parties).



Letting Accommodation

The Old Cider House and Sidings comprise a total of seven en suite letting rooms as follows:

Reception Hallway.

Rooms 1 and 2 on the ground floor are double rooms.

Rooms 3 and 4 on the first floor are twin rooms.

Walk in laundry room with hot water tank and boiler.

There is a separate ground floor entrance for room 5 with disabled facilities having a walk in wet shower.

The remaining two rooms are in the Sidings to the rear, both are king size double beds with walk in showers.

Trading Information

Net sales of £785,797 for period ending 31/03/2023 with a trade split in sales of food £475,205, bar £197,202, Rooms £113,390.



The Opportunity

The business has a well year round trade supported by regular locals from the neighbouring towns, villages and new home developments, and this trade can be grown further.

The current occupancy rate for the letting accommodation is 60%, however, improved marketing could significantly improve this figure.

The Natterjack represents a fantastic opportunity to inherit a successful, profitable business with an established trade, which still has plenty of scope for a new owner to develop the business.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Graeme Clifford
 Business Agent
 T:+44 117 946 8518
 M:+447546 698 681
 E:graeme.clifford@christie.com
 Bristol



These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. February 2024