



## Bull Inn

Ref: 3451461

The Square, Ilchester, BA22 8LH

Freehold: OIEO £425,000

Scope to develop letting rooms

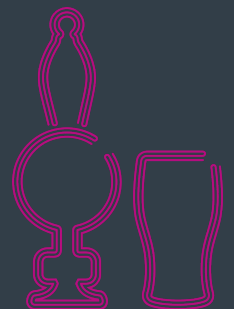
Currently wet sales only, commercial kitchen

Three bedroom owners with roof terrace

Annualised sales C £280,000.

Large courtyard with skittle alley at rear

Owners are hands off. Energy rating exempt



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## Description

The Bull Inn is a substantial detached Grade II Listed two storey building with origins dating back to the early 18th Century with later additions and outbuildings centred around the rear courtyard, formerly the car park. We understand the roof void has sufficient height to potentially convert to further accommodation subject to the normal planning and building regulations. The ceilings in the internal trading areas still has exposed ceiling beams in places.

All main services are connected.

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## Location

The Bull Inn occupies a prominent location set back within the market square adjacent to the town hall, in this historic Somerset village.

Ilchester began as a prosperous Roman town as it was on a major Roman road, Fosse Way, and fast forward to the early 19th Century, Ilchester became, for a time a coaching town. Stagecoaches stopped there and retaining many fine period buildings. Today Ilchester is a pretty village with growing population of over 2,000 as a result of a number of new housing developments taking place on the outskirts of the village as well being famous for its cheese based in Ilchester.

The Bull Inn serves not only the village but also visitors and employees at the nearby Royal Naval Air Station at Yeovilton. The A303 London to West Country trunk road bypasses the village making it a convenient stop off point for travellers from London and the West Country.

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## Internal Details

The customer entrance is from the front into a lobby leading directly into four interconnecting bar and dining areas around the central bar server with the focus on a wet led trade facilitated by several wall mounted large wide screen TV's showing satellite sports in addition to pool tables and various gaming machines. One of the trade areas was used as a restaurant/dining area when the pub was offering food and was able to seat around 40 persons. The seating is set up for mainly drinking trade with a mix of long tables, pews and benches plus high stools.

Skittle alley/function room with wall mounted TV screens accessed from the rear courtyard within a separate outbuilding.

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## External Details

The enclosed rear courtyard encompasses the former rear pub car park which can accommodate over 50 people, part of which is a covered space and includes a raised seating area adjoining the skittle alley. There is direct access from the games room off the main bar, but there is also an outside bar used during the summer months.

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## Owner's Accommodation

The owners flat is located on the first floor which offers spacious accommodation comprising three double bedrooms, kitchen/diner, bathroom with WC, separate shower with WC. Off the landing area is a door to the roof terrace with countryside views and an external staircase.

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## Ground Floor

The back of house areas include ladies, gentlemen's and disabled toilets accessed from a lobby off the main bar. There are connecting areas off the main commercial kitchen which house the refrigeration, preparation room and dry stores as well as a boiler room and cellar of which is housed in the former stable outbuilding.

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## The Opportunity

The Bull Inn is one of two businesses owned by our clients with their Hotel being the main focus, this being the case, the Bull Inn would greatly benefit from a hands-on owner-operators. This would enable new owners to capitalise on the influx of new residents from the housing developments by focusing on developing the business such as re-introducing food sales, developing functions and fresh marketing through social media.

The Bull Inn already has an established wet trade from its six skittle teams, local sports clubs and regular walk in custom from the Ilchester and Yeovilton. The Bull Inn currently only opens from 4pm with plenty of scope to extend hours by offering a lunchtime menu.

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## Trading Information

Net sales of £248,979 Y/E 31/03/2022 April 2022 to Jan 2023 , net sales £234,334.

Further accounting information can be made available to seriously interested buyers.

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## Fixtures & Fittings

Trade fixtures and fittings will be included.

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## Staff

The owners oversee the current full and part time bar staff.

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## Trading Hours

Seven days a week 4.00pm to 10.30pm.

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## Business Rates

Rateable value effective from 1 April 2023 will be £13,500.

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## Regulatory

South Somerset District Council Premises Licence including live and recorded music.





## 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:

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Reading



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