



# Westbury Inn

Ref: 3451529

Westbury-sub-Mendip, Wells, BA5 1HA

Freehold: £680000

Attractive period stone building

Affluent Somerset village

Bar with restaurant/function area

Potential for letting rooms (STP)

Landscaped garden

Adjusted net profit c. £135K pa EPC D



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## Description

The Westbury Inn is a two-storey detached period stone building with a bar area and restaurant on the ground floor.

The bar area caters for drinkers and casual diners and is served by a single bar counter, while the spacious restaurant at the rear can double as a private function room.

The front features a trade garden and customer car park and to the rear is a landscaped garden with a water feature. An area to the back of the plot could be developed, perhaps to create letting accommodation, subject to permissions.

The first floor comprises three ensuite bedrooms, a bathroom, a kitchen diner, and a large lounge for private accommodation. There's an opportunity to reconfigure this space to create a one bedroom (ensuite) owner's flat with a kitchen/diner and converting the remaining bedrooms into letting accommodation and repurposing the existing lounge for the same, subject to necessary permissions.



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## Location

Westbury sub Mendip is an attractive village situated in the heart of the Somerset countryside and lies on the southern side of the Mendip Hills, a designated Area of Outstanding Natural Beauty.

Listed in the Domesday Book, this historic village has many period buildings and is less than 5 miles from the city of Wells and circa 20 miles from Bath. Nearby sites of interest include Wookey Hole caves, Cheddar Gorge and Glastonbury Abbey and Tor.

Village amenities include a primary school, parish church and a post office and convenience store.

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## External Details

Comprises:

- Customer car park
- Front trade garden
- Rear trade garden

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## Trading Hours

The current trading hours are:

Monday Closed  
Tuesday Closed  
Wednesday 12–11 pm  
Thursday 12–11 pm  
Friday 12–11 pm  
Saturday 12–11 pm  
Sunday 12–11 pm

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## Internal Details

Comprises:

- Open plan trade area
- Bar counter
- Restaurant/function room
- Commercial kitchen
- Ladies & gents toilets
- Beer cellar



## Owner's Accommodation

Comprises:

- Three en-suite bedrooms
- Kitchen/diner
- Lounge

## Fixtures & Fittings

Our client advises that all fixtures and fittings are included in the sale.



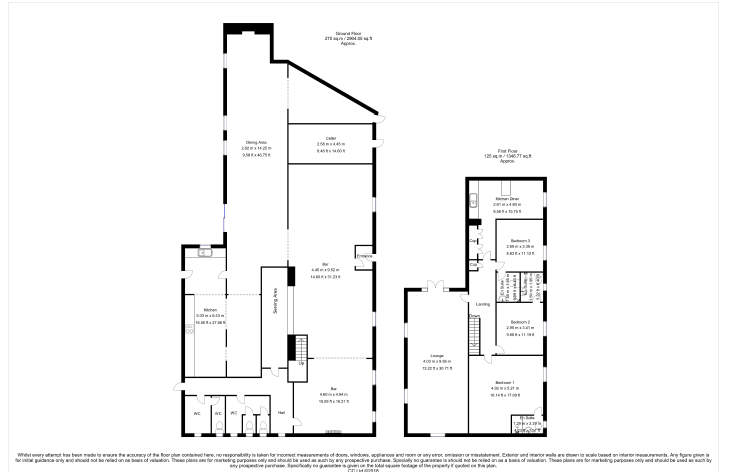
## Letting Accommodation

Whilst there is currently no letting accommodation, the owners accommodation could be re-configured and developed to create letting rooms (STP).

## The Opportunity

The pub currently has a robust business, emphasizing quality food and local drink sales, with potential for growth through increased promotion of its food and function offerings and extending trading hours.

Given its location in an Area of Outstanding Natural Beauty, there's an opportunity to expand by developing letting rooms on the first floor or through a rear extension (both subject to permission), which could attract more customers and introduce a new income stream.



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## 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



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