



## **The Britannia Inn**

66 Bath Road, Wells, Somerset BA5 3LQ

- Free house in suburban area of Somerset Cathedral City
- Prominent roadside location amongst established housing
- Two bars. Modern function room/skittle alley
- Three bedroomed flat. Car park (20)
- Enclosed patio garden and separate lawned garden
- New free of tie agreement

## **Leasehold Offers Invited**



## LOCATION

The Britannia Inn is located on the B3139 approximately one mile from the centre of Wells, which is an historic city with a population of circa 12,000 people. Wells is a popular tourist attraction with Wells Cathedral and grounds being at its centre adjoining which is the Bishops Palace.

Wells is approximately 22 miles from Bath, 23 miles from Bristol and 21 miles from Weston Super Mare. Other significant towns in the area include Shepton Mallet, Glastonbury and Street, at which there is a major retail outlet.

The Britannia Inn is a detached building with good sized car park, lawned gardens and a secluded enclosed patio.

## TRADE AREAS

Front entrance porch with access to both bars. The LOUNGE BAR has a seating capacity for approximately 36. Dado panelling, mellow beams and a dark wood panelled BAR SERVERY counter with canopy over and back bar cabinets. The PUBLIC BAR adjoins and was popular for games. It has a ceramic tiled floor, wooden dado panelling and a natural wood panelled BAR SERVERY counter which interconnects. Former off sales (now a wines and spirits store). Cleaners store.

The KITCHEN has safety floor covering and stainless steel extractor fan canopy. A small UTILITY ROOM.

Integral LADIES AND GENTLEMENS TOILETS.

A purpose built SKITTLE ALLEY was added in 1994. This has its own BAR SERVERY, parquet wood floor and is ideal for skittles and private parties.

Refrigerated BEER STORE and a BOTTLE STORE.

## OWNERS ACCOMMODATION

Located at first floor is the OWNERS ACCOMMODATION which provides THREE BEDROOMS (2 DOUBLE, 1 SINGLE) SITTING ROOM and a BATHROOM with separate shower.

## EXTERNAL

Side access to the tarmacked CAR PARK with space for approximately 20 vehicles. At the far end of this is a LARGE LAWNED GARDEN. Adjoining the main property is a purpose built PITCHED ROOF.

OUTSIDE TRADING SPACE with wood decked floor.

A doorway has recently been created to connect the lounge bar directly to a fence enclosed PATIO GARDEN with loose pebble base. Beside this is a small INNER YARD.

## THE BUSINESS

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

## LICENCE

A Premises Licence is held for the sale of alcohol, playing of live music and recorded music. The permitted hours are 08.00 am to midnight Sunday to Thursday, 08.00 am to 01.00 am Friday and Saturday.

## SERVICES

All mains services are connected. There is gas fired central heating.



<b>LEASEHOLD</b>	<b>LEASEHOLD OFFERS ARE INVITED</b>
<b>INVENTORY</b>	The inventory is the property of the former tenant and is likely to be removed from the premises. Therefore, interested applicants will need to have the provision to re-equip the premises.
<b>TERM</b>	A lease of up to 20 years can be negotiated.
<b>RENT</b>	The rent is £27,500 per annum.
<b>RENT PAYMENT TERMS</b>	The rent is payable quarterly in advance.
<b>RENT REVIEW PATTERNS</b>	The rent will be reviewed every three years and has RPI indexation annually. This is subject to a minimum of 2.5% and a maximum of 5%.
<b>ASSIGNABILITY</b>	The lease is assignable, subject to Landlords approval. Such approval not to be unreasonably withheld.
<b>REPAIR LIABILITY</b>	This is a full repairing and insuring lease.
<b>TIE</b>	The business is free of all trading ties.
<b>DEPOSIT</b>	A deposit is payable to the Landlord which will be equivalent to one-quarter of the annual rent.
<b>LANDLORD &amp; TENANT ACT</b>	The property is protected by Part II of the 1954 Landlord & Tenant Act.
<b>VAT</b>	VAT will be charged on the rent.
<b>INSURANCE</b>	The Landlord will insure the building and be reimbursed by the tenant.
<b>LANDLORDS COSTS</b>	The successful applicant will need to contribute £1,500 towards the Landlords legal fees.



EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

**BUSINESS MORTGAGES – 01834 849795**

We can help with arranging funding for your purchase of this or any other business.

**INNPLAN INSURANCE – 01432 378696**

Immediate and competitive cover for your property, business and contents

**UTILITY HELPLINE – 01432 378690**

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

Tel: 01460 259100

Email:

[SouthWest@sidneyphillips.co.uk](mailto:SouthWest@sidneyphillips.co.uk)

