



## Apple Tree Inn

West Pennard, Glastonbury, Somerset BA6 8ND

### Leasehold Nil Premium

- Destination freehouse on busy road near Glastonbury
- Character beamed and flagstone bars (75)
- Function room with skittle alley and bar (60)
- Potential for up to 5 letting rooms
- Beer garden with bar, large car park (45)
- Available on favourable free-of-tie lease

Ref: 49974

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## LOCATION

Apple Tree Inn is a large, roadside public house situated on the A361 between Glastonbury and Shepton Mallet in the village of West Pennard. West Pennard lies at the foot of Pennard Hill in the former Mendip District of Somerset and the pub is close to the site of the world-famous Glastonbury Festival. The village has a number of historical buildings including Apple Tree Inn, one of which is West Pennard Court Barn which dates back to the 15<sup>th</sup> century and was built as a tithe barn for Glastonbury Abbey. Today, the barn is owned by the National Trust.

Glastonbury is four miles west of the village and has a population of approximately 9,000. It is a popular tourist town with attractions such as Glastonbury Tor, a notable landmark with views across the Somerset Levels. There is also Glastonbury Abbey and the town centre which is occupied by an array of independent, eclectic shops. Shepton Mallet is around four miles east and has a population of approximately 11,000. The town is home to The Royal Bath and West Showground and has good road connections to the cities of Bath and Bristol.

Apple Tree Inn is a two storey, detached public house which dates to around 1674. The property is of stone construction under a pitched tile roof. There are various extensions to the property; these are mainly of single storey to the eastern wing which houses the skittle alley/function room. The premises occupies a plot of approximately 0.85 of an acre.

## TRADE AREAS

### GROUND FLOOR

**ENTRANCE PORCH:** from the front leading into **MAIN BAR** which is an interconnecting trade area comprising 4 areas that can seat 50 to 60 customers collectively, including a secluded private dining area. This trade space has a mix of flagstone and wooden floorboards, ceiling timbers, exposed stone walls and two fireplaces at either end of the main bar (one being an inglenook and the other having a log burning stove). There is also a central two-sided open fireplace. Curved, panel fronted, polished top bar servery.

The **PUBLIC BAR** adjoins the main bar and can seat 25. It is presented in a similar manner to the main bar with a stone fireplace, wall panelling and its own polished top bar servery.

The **FUNCTION ROOM** is an open space that can seat from 40 and up to 100 standing. Having a parquet wood skittles alley, vaulted ceiling, a performing/DJ space and bar servery.

The **CATERING KITCHEN** has quarry tiled floor and tiled walls, a stainless-steel extraction system and

wash up area.

LADIES' & GENTLEMEN'S CUSTOMER TOILETS.

BEER STORE with ADDITIONAL ROOM used as a BARREL STORE.

There are ADDITIONAL BACK ROOMS which include three spacious storerooms and a shower room, currently utilised as a workshop. These could be re-purposed for a three bedroom private accommodation.

## OWNERS OR LETTING ACCOMMODATION

Located at first floor and comprising:

DOUBLE BEDROOM with large EN SUITE BATHROOM, DOUBLE BEDROOM with EN SUITE BATHROOM, DOUBLE BEDROOM with EN SUITE SHOWER ROOM, DOUBLE BEDROOM, SINGLE BEDROOM/OFFICE, BATHROOM and LOFT STORE.

This accommodation could be used as either five letting bedrooms or 3 en suite letting bedrooms with the furthest section being utilised as a two bedroom private accommodation with shared bathroom.

## EXTERNAL

FORECOURT TRADE AREA to seat a handful of customers. BEER GARDEN which is a gravelled and lawned area with its own sheltered garden bar and bespoke tree sculpture. Potential to seat around 60. Tarmacadam CAR PARK split into two areas for around 45 vehicles.

There are CAMPING FACILITIES which include a cladded shower and toilet block comprising 8 shower cubicles and 10 unisex toilets. There are two wash stations.

REAR SERVICE YARD and BIN STORE.

## THE BUSINESS

The business has been let to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

## LICENCE

A full Premises Licence is held for the retail of alcohol on and off the premises:

Monday to Saturday: 10:00 - 00:00

Sunday: 12:00 - 23:30



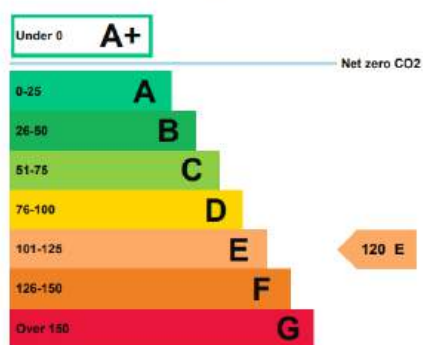
## TENURE & PRICE

LEASEHOLD	Nil Premium
TERM	Up to twenty years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent, such consent not to be unreasonably withheld.
RENT DEPOSIT	A rent deposit equivalent to six months' rent + VAT in advance plus personal guarantees if the lease is taken as a Limited Company
RENT	£35,000 per annum, paid quarterly in advance via direct debit
RENT REVIEW	Subject to rent reviews every fifth year of the term. Annual RPI indexation will be added at a minimum of 2.5% and a maximum of 5% per annum
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments
COSTS	The successful applicant will need to contribute £1,500 towards the Landlord's legal costs

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



This property's energy rating is E.



### BUSINESS MORTGAGES

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We can help to arrange funding for your purchase of this or any other business.

### UTILITY HELPLINE

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EPC Reference: N/A

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