



## **Rose & Portcullis**

Sub Road, Butleigh, Glastonbury BA6 8TQ

### **Leasehold Offers Invited**

Ref: 91943

- Somerset Free House near Street and Glastonbury
- Close to Millfield School
- Fine character, flagstone floored, bars
- Restaurant, patio and large car park
- Skittle Alley and separate Paddock
- Five bedroomed flat

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Phillips**





## LOCATION

The Rose & Portcullis occupies a crossroads location in the prestigious village of Butleigh, which lies a short distance from the Somerset towns of Street and Glastonbury. There are views, from the front of the property, of Glastonbury Tor.

Also in the vicinity are the towns of Ilchester and Somerton.

Butleigh is home to over 800 people with the village expanding after the introduction of some high quality housing developments. The village also hosts the playing fields for Millfield School.

The Rose & Portcullis is believed to date from the 16th Century and is constructed of, local, blue lias stone.

## TRADE AREAS

Front entrance hall and further entrance from the car park into the 3 INTERCONNECTING BARS which feature large slate flagstone floors and three fireplaces. One was an open fire, another a log burner and the third being a Minster stone fireplace for display. Further features are the front bay windows and a panel fronted, polished topped, bar serving counter serving all three areas with a back bar display feature. Open archways lead into the dining room which is a more modern extension with four sets of French doors leading out to the patio. Wood effect floor and stone wall feature.

CATERING KITCHEN with UPVC lined walls and stainless steel extractor fan canopy. Ladies and Gentleman's customer toilets.

## **BASEMENT**

Service hatch from behind the bar serving with further access from the side roadway into the basement beer cellar.

## OWNERS ACCOMMODATION

Integral staircase to a landing off which are FIVE BEDROOMS, one of which is currently used as office. Modern kitchen and bathroom with over bath shower.

## EXTERNAL

Car park for circa 80 vehicles. Within the carpark is a stone and timber constructed corrugated roofed SKITTLE ALLEY with an adjoining store. A further stone outbuilding accommodates a freezer store, laundry and a workshop.

An adjoining paddock edged red on the plan below is included at a peppercorn rent, subject to a 28 day break option by the landlord.

## 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

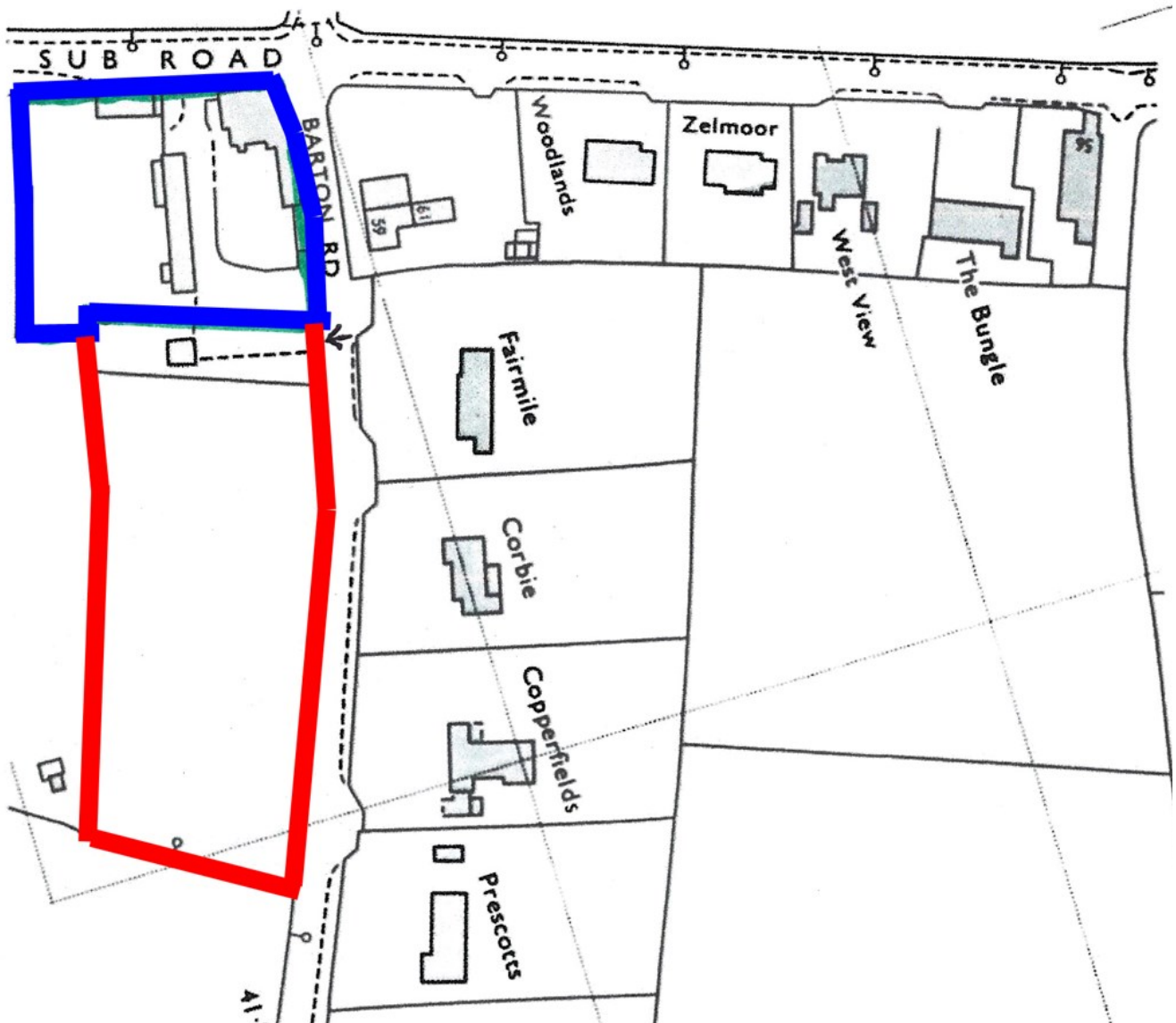
A full Premises Licence is held.

## SERVICES

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

**Rateable Value:** £32,000

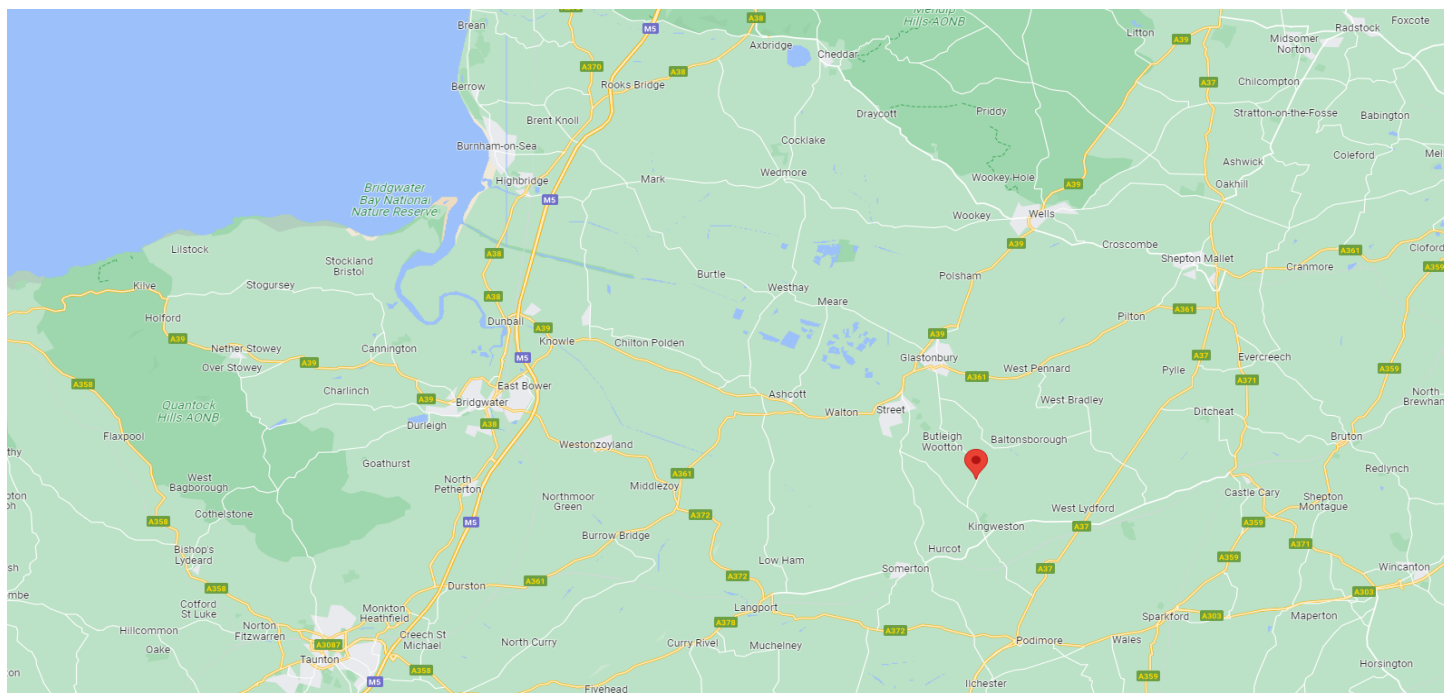
**Local Authority:** Mendip District Council



HM Land Registry extract—Plan not to scale

## TENURE AND PRICE

| LEASEHOLD                  | Offers Invited   |
|----------------------------|--|
| TERM                       | For a term of up to 20 years   |
| LANDLORD & TENANT ACT 1954 | Protected by Part II Landlord & Tenant Act 1954  |
| ASSIGNABILITY              | Assignable subject to Landlord's consent. Such consent not to be unreasonably withheld.  |
| DEPOSIT                    | The successful applicant will be required to lodge with the freeholder a deposit equivalent to one quarters rent in advance plus VAT         |
| RENT                       | A guide rent of £35,000 paid quarterly.  |
| 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 and charge the Tenant by way of an Insurance Rent  |
| VAT                        | Please note that VAT will be payable on rental payments.   |
| LANDLORDS COSTS            | The successful applicant will need to contribute £1500 towards the landlords legal costs   |



Map Data @ 2022 Google

awaiting  
epc

EPC Reference: N/A

### BUSINESS MORTGAGES

01834 849795

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

### 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

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