



# For Sale

## Ye Olde Poppe Inn

*Tatworth, Chard, Somerset, TA20 2NZ*

*Freehold*

- Charming roadside Inn
- Restaurant (32 covers)
- Customer car park and beer garden
- Two bedroom accommodation
- Lounge and Public bar
- Skittle alley/ function room
- pp for 5 self catering flats in separate block
- Between Axminster and Chard





### Location

Tatworth is a village 2 miles south of Chard and 5 miles North of Axminster on the A358 that joins the two towns. The Tatworth and Forton parish has approximately 2,660 people according to the 2011 census and forms part of South Somerset, close to both the Devon and Dorset borders. Tatworth lies 147 miles (237 km) south east of London and 38 miles (60 km) north east of Exeter.

The Poppe Inn occupies a prominent position on the A358.

### Description

The property is a traditional detached country inn with two storeys to the front and single storey to the rear. The construction appears to be a mix of brick and cob under a thatch roof. There is an adjoining function room/skittle alley of single storey under a tiled roof and further flat roof extensions. The trade areas provide for lounge and public bars plus a restaurant for 32 covers. The skittle alley provides for further function space as required. The external area provides for customer car parking 22 vehicles, private garden and separate yard in addition to a lawned beer garden. The living accommodation provides for a 2 bedroom flat. Plans were passed in 2013 for 5 self-catering units to the rear of the site and we understand that material works have been undertaken to establish commencement of these plans to protect the permission. The site slopes up from the road to the rear and is 0.28 hectare/ 0.69 acres.

### Accommodation

Customer entrance via lobby with ladies/gents and disabled WCs lead through to the public bar (4m x 3.9m) narrowing to 3.7m x 3.5m). Tiled flooring with wooden bar servery and a step up to an area able to accommodate a pool table.

Separate restaurant (6.7m x 5.2m) with space for 32 covers. Exposed ceiling beams and stripped wooden flooring. Exposed stone wall. Separate access to the front of the building and central fireplace separating the restaurant from the lounge bar.

Lounge bar (5.6m x 5.2m (including the bar) with return bar servery, exposed stone work and exposed beams. Part wooden and part tiled flooring. Space for 8 covers.

Skittle alley/function room (21.1m x 4.3m)

Kitchen (5.4m x 3.7m) Step up to rear prep/wash room (4.8m x 4.8m) with further store room for fridges/ freezers. Rear access to inner courtyard.

### First Floor Accommodation

Accessed from the restaurant via a steep staircase to upper landing. Having small recessed wash area. Lounge (3.8m x 2.8m (to head height)) leading to bedroom (4.1m x 4m) with separate wash room with wc. From the leading there is also access to a further bedroom (3.1m x 3.2m (to head height)) with access to a bathroom WC and separate ancillary room (1.9m x 1.8m).

### External Details

Customer car park for 22 vehicles. Space for bench seating between the car park and the skittle alley in addition to a raised and lawned beer garden to the rear. Separate private garden and inner courtyard area. Side access to independent beer cellar.

### Fixtures & Fittings

Where trade inventory is in situ and under the ownership of our client, it will be made available for purchase at valuation

### Trade

The venue has been run as an investment by our clients and as such there are no historic accounts available. The guide price reflects this.

### Rating Assessment

Business rates for 2017 is registered as £15,400. Council tax band A.

### Legal Costs

Each party to bear its own costs.

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### *Planning*

We have assumed that the property has suitable consents for its current use and recommend interested parties undertake their own due diligence in this regard. Application 13/05088/FUL was granted in 2013 for the erection of 5 self-catering units to the rear of the site. This is for three x 1 bedroom and two x 2 bedroom units. Full plans available on request.

### *Terms of Availability*

The property is available for sale on a freehold basis with a guide price of £345,000 plus VAT. An overage will apply.

Offers can be sent by post or email for the attention of Michael Easton. In order that we can give detailed consideration to all the offers received, we ask that the following information is included:

- The name and address of the purchaser
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

Offers should contain solicitor's information for the purchaser.

The sale is subject to vacant possession. There are tenants in situ who will be given 3 months notice at the point of legal exchange of contracts to secure a sale.

### *Overage*

There will be an overage provision on this sale for a term of 25 years. This will pertain to any use other than as a licensed property and is based on the difference between 1) the site with the benefit of alternative planning permission and 2) the site as a public house. If planning is gained within the term, our client will benefit from a 50% payment of the difference between the two values. Further information is available on request.

### *Tax*

VAT will be payable on the purchase price. Please be advised that stamp duty is payable on gross consideration.

### *Viewing & Further Information*

Property inspection and viewing strictly by appointment. No direct approach may be made to the business.

For Sale – £345,000 plus VAT

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