



# For Sale

## The Crown

*Rumwell, Taunton, Somerset, TA4 1EL*

Freehold Auction Guide £200-250,000 (plus VAT)

Auction date 13<sup>th</sup> September 2018

- Traditional roadside pub
- Space for 76 internal covers
- 4 bedroom owners accommodation
- 0.6 acre site
- Car park (30) plus staff and owners parking (6)
- Lawned beer garden



### Location

Rumwell is situated on the A38 West of Taunton within the civil parish of Bishop's Hull. It is approximately 32 miles from Exeter, and 58 miles to Bristol. Taunton Station is the closest railway station, approximately 3 miles from the site and it is 5 minute drive time to junction 26 of the M5.

The Crown is situated on Wellington Road, opposite Rumwell Hall Events and conference centre. Rumwell Farm shop is approx. 400 metres and Rumwell Park Estate and which is a popular destination for holiday makers is also within the vicinity. The property is on the A38 old coaching road from Bristol to Exeter, between Taunton and Wellington.

### Description

The property is a two story detached public house built of brick under a pantile roof. The property has been extended with single storey extensions to provide for further dining areas. The property has traded as a traditional roadside inn. There is a public bar with various break out dining areas for 76 covers. There is a patio and separate lawned beer garden, customer car park (30) and staff/owner's car park (6).

### Ground Floor

Front porch from the front of the building leads to public bar (9.6m x 5.9m) with wooden bar servery and feature fireplace. Stairway to first floor accommodation. Space for 20 covers. Step down to restaurant (5.2m x 4m) with space for 16 covers. Door to rear. Inner lobby with food servery area and providing access to customer toilets, entrance lobby from the car park and further dining areas. Dining area (3.9m x 3m) with space for 16 covers. Raised restaurant area (4.6m x 4.3m) plus (3m x 2.5m) with space for a further 24 covers overall. Rear games room/overspill restaurant.

Kitchen (7.2m x 4.2m) plus store/service room. Rear access door. Further store room and beer cellar with separate access to private parking area and service yard.

### Living Accommodation

Internal access and external fire escape and all at first floor with a central landing. Lounge with kitchenette (5.3m x 4.5m), Bed 1 (5.2m x 4.3m), bed 2 (4m x 3.6m) wash hand basin and storage cupboard, bed 3 (4m x 2.8m) wash hand basin, bedroom 4 (4m x 3.4m) with storage cupboards, office (3.6m x 3m). Bathroom and separate WC.

### External Area

There is a patio and separate lawned beer garden, customer car park (30) and staff/owner's car park (6). The site measures 0.62 acres overall.

### Fixtures and Fittings

The sale does not include any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The asking price is for the land and buildings only.

### Trade

The venue has been run as an investment by our clients and as such no historic accounts are available. The sale includes the transfer of the premises licence to maintain the current building use.

### Rating Assessment

The rateable value for 1 April 2017 has been set at £20,000. Council tax band A.

### Terms of availability

The property is available freehold at an auction guide of £200-250,000 plus VAT.

Auction to be held on Thursday 13th September 2018 at St Mellion International, St Mellion, Saltash, Cornwall, PL12 6SD with Clive Emson auctioneers. [www.cliveemson.co.uk](http://www.cliveemson.co.uk).

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## Planning

Interested parties should make their own enquiries to the local planning authority. We understand this property lies within the jurisdiction of Taunton Deane Borough Council.

**EPC:** C

## Legal costs

Each party to bear its own costs.

## Conditions

The sale will be subject to contract.

## Tax

VAT will be payable on 90% of the purchase price as per HMRC guidelines. Stamp duty is payable on the gross amount. VAT registered buyers may be able to reclaim VAT and are advised to seek professional advice in this regard.

## Viewing & further information

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



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