



**For Sale**

**£425,000**

Butchers Arms, Carhampton, Minehead, Somerset TA24 6LP

## Summary

- Grade II listed village Inn
- Public bar (24) and games room
- Restaurant (20)
- Beer garden and orchard
- Skittle alley and car park
- Additional car park (15)
- No trade history
- Substantial public house on busy West Somerset route

### Location:

Carhampton is a village and parish of less than 1,000 population approximately 4 miles East of Minehead in West Somerset and on the edge of Exmoor. The main road to Minehead (A39) runs through the village and separates the subject site from its main customer car park. The village has a grade I listed church of St John the Baptist and a post office stores. The A39 is the main coast road from Minehead to Bridgwater, splitting at nearby Williton with the A358 to Taunton.

### Description:

The property is a grade II detached public house understood to have been originally three conjoined units with origins in the 17th century and later additions in the 19th and 20th centuries. Construction is stone with a render finish under a tile roof. The site is split by the main road running through the village. On the main site there is a customer parking area for 10 vehicles and a separate skittle alley.

The trade areas are accessed from the front. The Inn provides for a traditional one bar service area and seating with separate dining area and games room. Overall there is space for 50 internal covers. Trade kitchen, wash room, beer cellar and various stores. On the first floor there are 3 en suite letting rooms, one with independent access and two with shared access. The living accommodation comprises; lounge, kitchen, office, three double bedrooms (two ensuite) and a single room. In addition there is a beer garden with space for 8 benches and a private garden that extends to include the rear paddock. There is a separate customer car park across the road for approximately 15 vehicles.

### 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.

### Fixtures & 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.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Front customer entrance to public bar (9.4m x 9.3m max). Part exposed stone walls and timber ceiling beams. Space for 24 covers. Wooden bar servery. Feature fireplace with stone surround. Feature twin facing fireplace with stone surround. Customer toilets. Doors off to kitchen, back of house and private accommodation. Restaurant (4.6m x 4.6m) with space for 20 covers. Games Room (8.8m x 4.8m + 5.1m x 2.7m) with space for pool table and seating. Door to beer garden.

Leading from the bar there is access to a store (2.9m x 2m) and bar wash up (2m x 2m). Kitchen (5.2m x 5m) with extraction (not tested) and rear access door. Wash room (4m x 2.6m) leading to beer cellar (3.9m x 3.3m) having sliding door to store (4.7m x 3.6m) through to additional storage area having beer delivery access.

First floor with internal and independent access from the rear. Provides for lounge (4.8m x 4.2m), kitchen (3.5m x 3.4m plus recess), double bedroom (3.7m x 3.2m), double bedroom (4.4m x 3.1m) plus en suite shower room, single bedroom (3.6m x 3.15m), double bedroom (4m x 3m) with en suite shower room, WC, office (3.6m x 2.4m), shower room and store room (3.8m x 2.3m) which connects into the letting rooms lobby and additional rear access.

Letting rooms: Room 1 with independent access (9m x 4.3m) with en suite. Room 2 - double bedroom (3.2m x 3.7m) with en suite. Room 3 Double bedroom 94.9m x 3.8m) with en suite.

### Outside:

Trade beer garden and terrace to one side of the inn with space for 8 benches. Private garden to rear. Parking area with space for 6 vehicles and leading to a further private parking area for 4 vehicles and onto the lawned orchard. Single storey skittle alley (19.9m x 2.1m + 7.2m x 2.4m). Various store areas, LPG tank. Rear lawned orchard. Separate customer car park for 15 vehicles.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

C(64)

### Planning:

User class sui generis for public house and leisure use. Please enquire for further information.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £6,250 and subject to small business rates relief. Council Tax band A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

Freehold for sale with a guide price of £425,000 plus VAT. An overage provision for any alternative use other than existing will apply for a term of 25 years on a 50/50 basis after costs.

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

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.



## VAT:

All figures quoted are exclusive of VAT which is payable on 90% of the purchase price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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