

Vickery Holman
Property Consultants



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PACT
property & assets



For Sale

Guide price **£345,000**

Bird In Hand, Queen Square, North Curry,
Taunton, Somerset TA3 6LT

0.37 Acres
(0.15 Hectares)

Summary

- Attractive village inn near Taunton
- Public bar (44) and restaurant (28)
- Currently closed
- Stone outbuildings which may suit letting room development (STP)
- 0.37 acres
- Three bedroom accommodation
- Customer car park and beer garden

Location:

North Curry is a popular village and parish approximately 5 miles from Taunton. With a last reported population (2021) of 1,600 this includes a number of surrounding hamlets. The Bird in Hand is the only pub in the village, where there is also a post office and store, primary school and health centre.

Description:

The Bird in Hand is a traditional two storey public house, understood to have originally been a Cider House from at least the mid 19th century, although some parts are reported to predate this.

The property has been extended in recent times and provides for a charming village inn with public bar and separate restaurant. Currently closed, the property is available for sale with the trade inventory as the owner looks to retire after 24 years of ownership. With a central position in a popular village on the Somerset levels, the plot extends to 0.37 acres and, (subject to planning consent), opportunity exists to develop currently redundant outbuildings to the rear for letting rooms and ancillary accommodation.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Central entrance door to front leading into open plan public bar (16.3m x 5.6m plus 4.4m x 1.7m) having flagstone style flooring, part exposed stone and wooden beams. Brick built long bar servery with wood top having beer cellar to rear (5.2m x 2.3m). Space for 44 covers. Feature fireplaces to either end. Side access door, Gents WCs. Walk way to rear with service station, ladies WCs and access to first floor accommodation. Dining room (10.3m x 4m) with double access doors to rear. Flagstone style flooring, part exposed stone and exposed wooden beams. Space for 28 covers. Access to kitchen (5.9m x 5.3m) with commercial extraction and equipment (not tested). Rear delivery door. Walk-in chiller.

The first floor provides for self contained accommodation with open plan lounge (5.4m x 3.9m) and adjoining kitchen (5.5m x 1.8m) with door to flat roof at rear. Doors off to: bedroom (5.1m x 3.1m), bedroom (3.8m x 3.4m), bedroom (4.8m x 4m) and bathroom.

Externally, there is space for bench seating at the front of the venue and again immediately to the rear. Car park (14). Redundant stone barn (not internally inspected) and double car port/barn. The plot is roughly rectangular and approximately 0.37 acres. Additional garden to rear of car park.

Services:

We understand that mains electricity, water, gas 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:

Requested.

Planning:

Sui Generis for pub use. Please note that the Bird in Hand is an asset of community value and as such there is a community right to bid.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,800, for which there is 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:

Available freehold with vacant possession. Guide price £345,000. All proposals must be accompanied with proof of funds, purchaser ID, confirmation of intended future use and solicitor details.

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 if applicable.

Further information and viewings:

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

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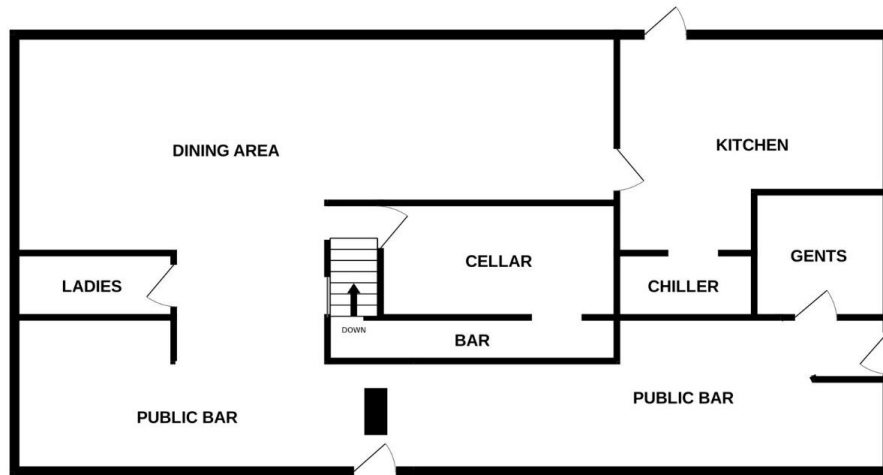


07 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for dimensions, references to condition and necessary permission for use and occupation, and other details are given in full of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the party.

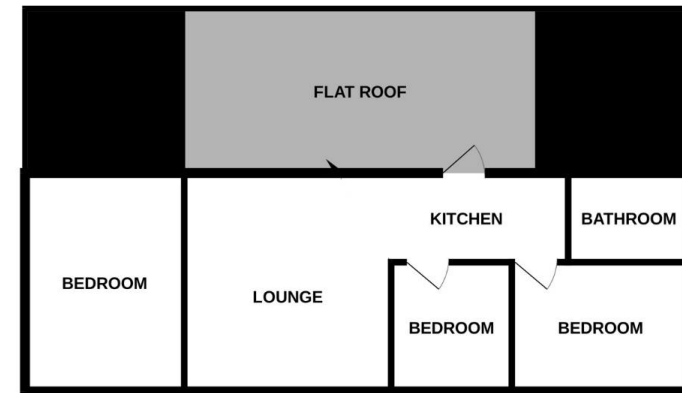




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floor Plan

For illustrative purposes only

