Yeovil - The Royal Standard, Larkhill Road, Somerset BA21 3HW
Freehold Public House Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £275,000
- Gross Initial Yield: 8.04%
- Rental Income: £22,100 p.a.
- VAT is applicable to this property. TOGC available.
- Comprises two-storey public house with 4-bed flat
- Benefits from beer garden, front garden and parking
- Situated in predominantly residential area, directly opposite bus stop Royal Standard and providing direct services to Yeovil Town Centre

Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Royal Standard (Ground & First Floor)	Ground Floor: Open plan bar & seating area First Floor: Kitchen, living room, 4 bedrooms, bathroom	Individual	3 Years from 15 June 2026	£22,100	Note 1: FRI Note 2: Tenant option to determine on 15.06.27 with min 3 months notice Note 3: Deposit held of £2,600 Note 4: Tenant pays reduced rent for Year 1 of £15,600 p.a. The vendor will top up rent until 15.06.27 so the buyer receives the equivalent to £22,100 p.a. from completion
			Total	£22,100	

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Property Description:

The property comprises two-storey detached public house with 4-bed owner`s accommodation above. The property provides bar & seating area, cellar, beer garden and parking, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & seating area
First Floor: Kitchen, living room, 4 bedrooms, bathroom

Total GIA: 544 sq m (5,855 sq ft)

Tenancy:

The entire property is at present let to an Individual for a term of 3 Years from 15th June 2026 at a current rent of £22,100***** p.a. and the lease contains full repairing and insuring covenants. Tenant option to determine on 15.06.27 with min 3 months notice. Deposit held of £2,600.

*****Tenant pays reduced rent for Year 1 of £15,600 p.a. The vendor will top up rent until 15.06.27 so the buyer receives the equivalent to £22,100 p.a. from completion

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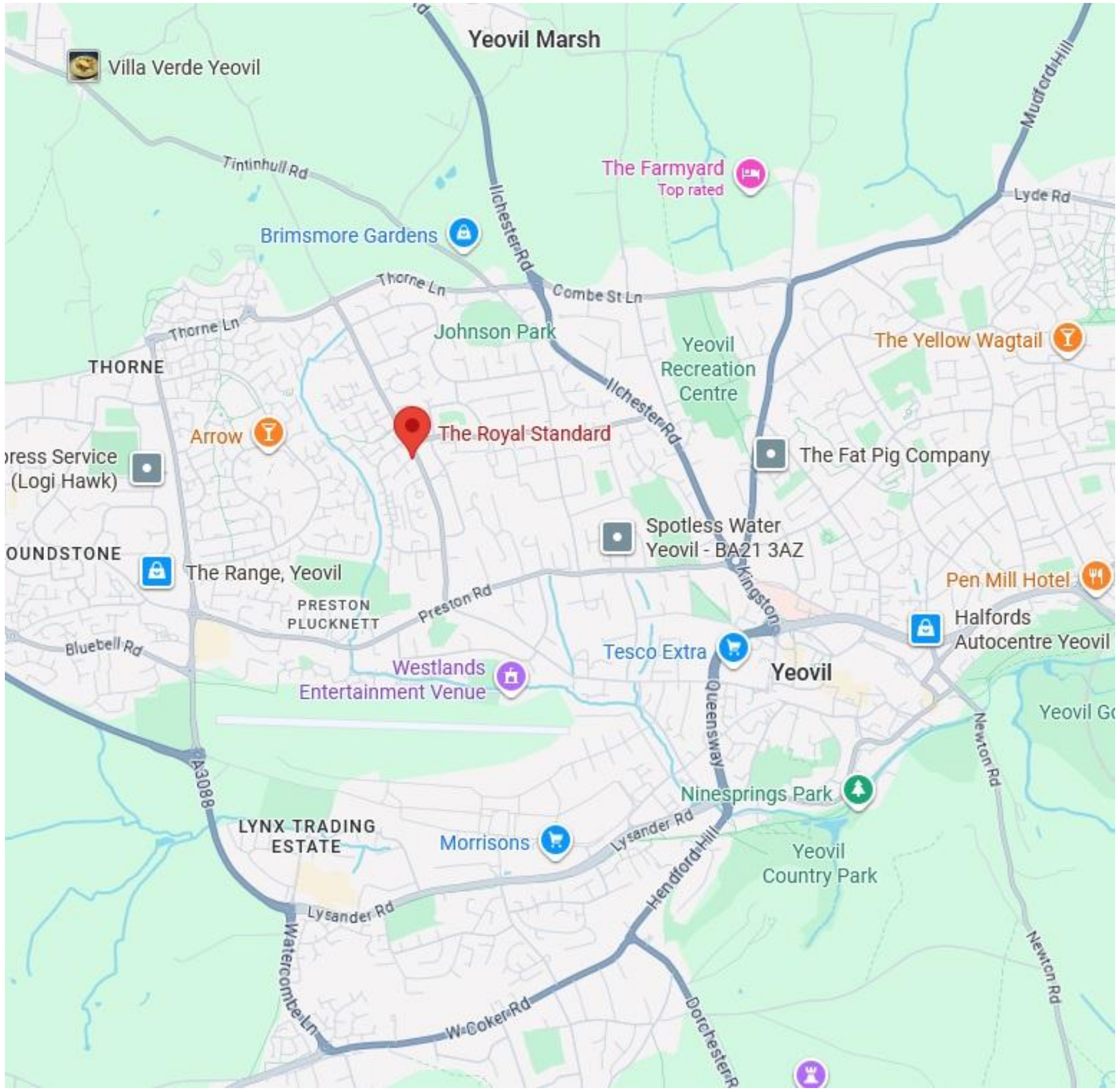
Location:

Yeovil is a well-established market town located approximately 40 miles south of Bristol and 20 miles north of Dorchester. The town benefits from good communications, being adjacent to both the A30 & A37 which provide access to both the A303 and A359 to the north. The town is served by both Yeovil Pen Mill and Yeovil Junction Rail Stations. The property is situated in predominantly residential area, directly opposite bus stop Royal Standard and providing direct services to Yeovil Town Centre.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

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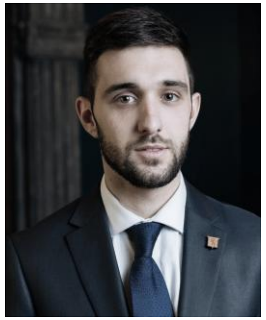

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