

Yeovil - The Royal Standard, Larkhill Road, Somerset BA21 3HW  
Free-of-Tie Public House to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Yeovil - The Royal Standard, Larkhill Road, Somerset BA21 3HW

## Free-of-Tie Public House to Rent



### Property Features:

- Comprises two-storey public house with 1-bed flat
- Benefits from beer garden, front garden and parking
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in predominantly residential area, directly opposite bus stop Royal Standard and providing direct services to Yeovil Town Centre

### Property Description:

The property comprises two-storey detached public house with 1-bed owner's accommodation above. The property provides bar & dining area, commercial kitchen, cellar, beer garden and parking.

Ground Floor: Open plan bar, dining area, kitchen, storage

First Floor: Kitchen, living room, 1 bedroom, bathroom

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



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £425 + VAT per week (PCM: £1,841.67 + VAT)

Deposit: £5,525 (3 Months)

*\*VAT applicable on 90% of the rent*

### Rateable Value:

Rateable Value - £13,000 p.a.

Rates Payable ~ £2,400 p.a.

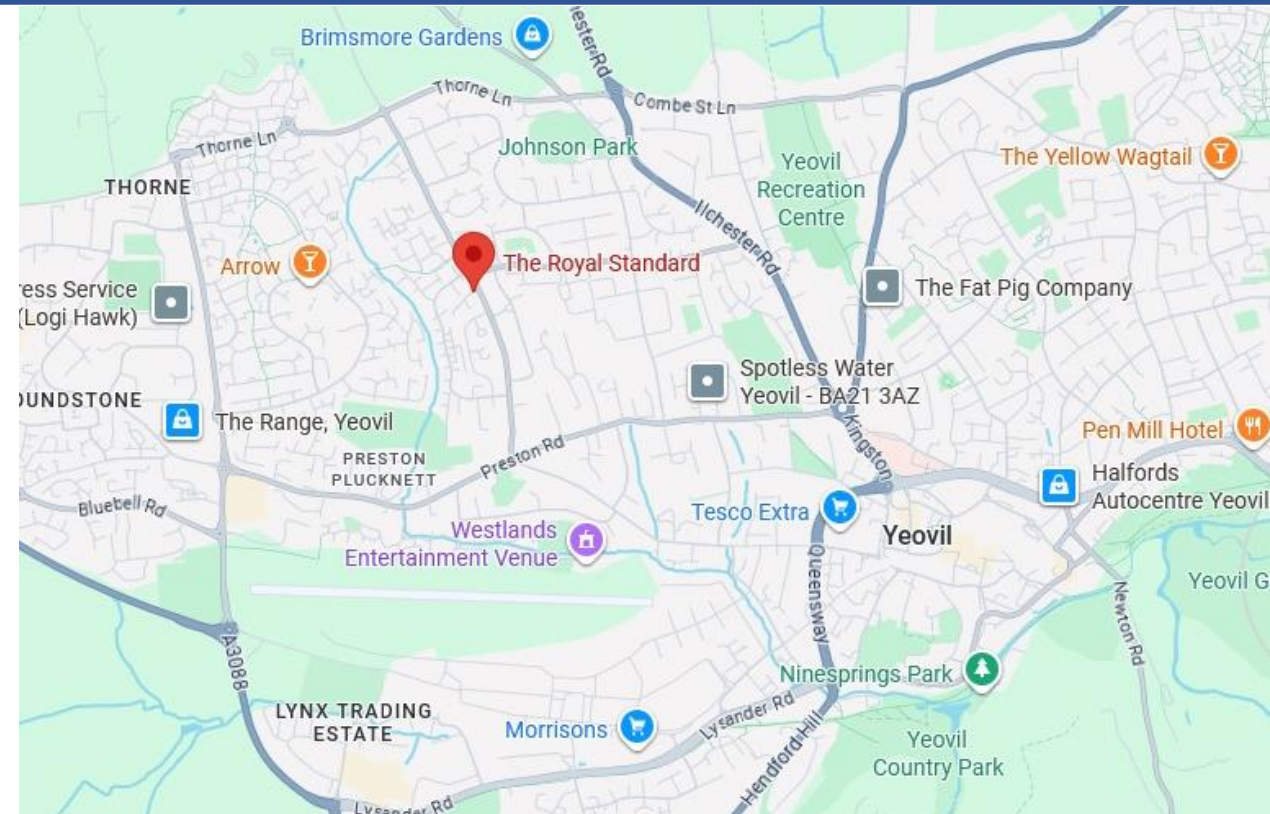
*\*Note - Small business rates relief available (subject to terms)*

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Yeovil is a well-established market town located approximately 40 miles south of Bristol and 20 miles north of Dorchester. The town is 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 a member of our team below.



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