

Ilton – The Wyndham Arms, Church Road, Ilminster TA19 9EY  
Freehold Public House Investment



**BLUE ALPINE**  
PROPERTY CONSULTANTS



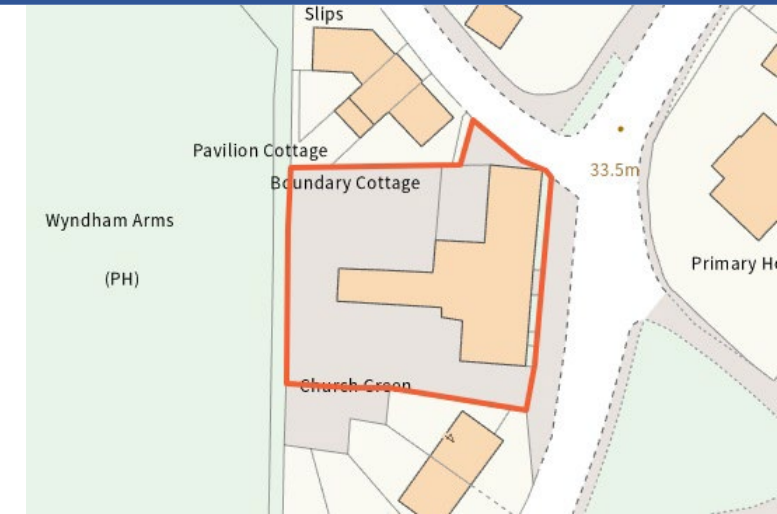
# Ilton – The Wyndham Arms, Church Road, Ilminster TA19 9EY

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £330,000
- Gross Initial Yield: 7.88%
- Rental Income: £26,000 p.a.
- VAT is NOT applicable to this property
- Comprises large public house with restaurant, beer garden and 3-bed owner's accommodation
- The property is the only pub in the village and is located opposite Drake Farm Riding Centre



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Wyndham Arms (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, beer garden, wc's First Floor: 3 bedrooms (1 en-suite), lounge, bathroom	Individual	5 Years from 27 December 2022	£26,000	Note 1: FRI Note 2: Rent review on 27.12.25 open market upward only Note 3: Tenant option to determine on 27.12.25 with min 6 months notice Note 4: Deposit held of £5,000
<b>Total</b>				<b>£26,000</b>	

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### Property Description:

Comprises a bar, lounge and separate dining area (40 covers), games/pool area, skittle alley, large car park, outdoor seating area and a commercial kitchen. Features stone fireplaces, beautiful panelling and nice dark-wood feature furniture. Owner`s accommodation consists of 3 bedrooms (master en-suite), separate lounge and a large family bathroom.

**Ground Floor:** Open plan bar & restaurant, kitchen, beer garden, wc`s

**First Floor:** 3 bedrooms (1 en-suite), lounge, bathroom

Total size of 400 sq m (4,305 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 5 years from 27<sup>th</sup> December 2022 at a current rent of £26,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 27.12.25 open market upward only. Tenant option to determine on 27.12.25 with min 6 months notice. Deposit held of £5,000.



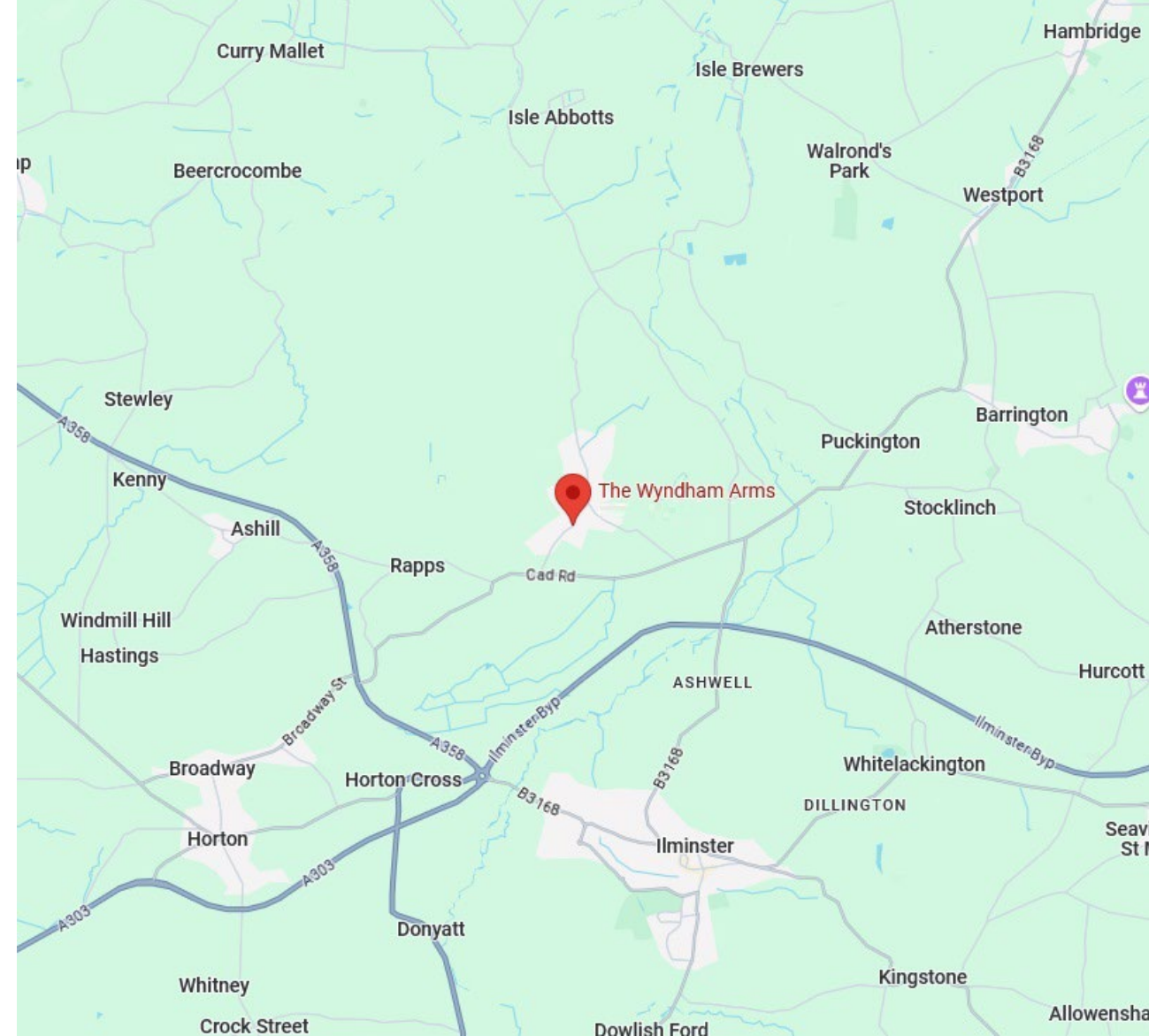
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### Location:

Ilton is a village and civil parish in Somerset, England, situated 8 miles (12.9 km) south-east of Taunton and 2 miles (3.2 km) north of Ilminster in the South Somerset district. The property is the only pub in the village and is located opposite Drake Farm Riding 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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# BLUE ALPINE

PROPERTY CONSULTANTS

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