

Shepton Mallet - The Prestleigh Inn, Prestleigh, Somerset BA4 4NL
Freehold Public House with Parking Investment



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PROPERTY CONSULTANTS



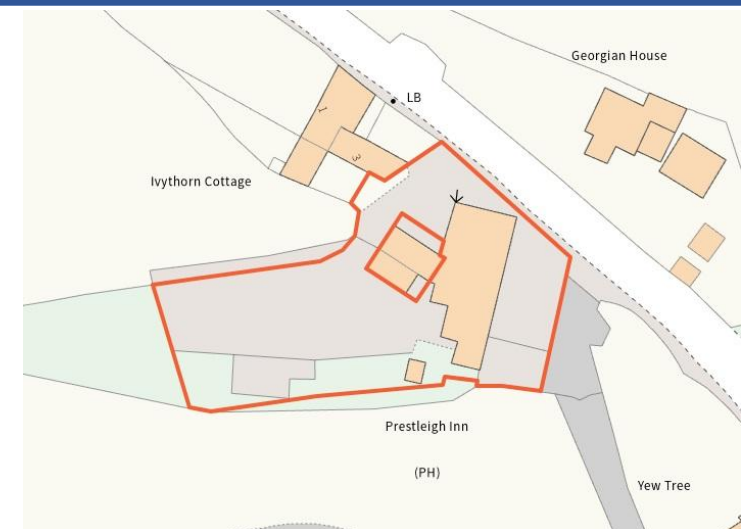
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Investment Consideration:

- Purchase Price: £400,000
- Gross Initial Yield: 6.43%
- Rental Income: £25,740
- VAT is NOT applicable to this property
- Comprises public house with 5 en-suite letting rooms and 2-bed owners accommodation
- Property benefits from customer car park and has been newly refurbished in 2024
- Situated on the west side of A371, a main arterial route between Wincanton and Shepton Mallet, providing great amount of traffic and passing cyclist.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Prestleigh Inn (Ground & First floor)	Ground floor: Open bar area, kitchen, dining area, WCs and rear garden First floor: 5 en-suite letting rooms and 2-bed owners flat	Prestleigh Inn B&B Limited (With personal guarantee)	6 Years from 18 November 2024	£25,740*	Note 1: FRI Note 2: Fixed rental increase to £25,740 p.a. in May 2024 Note 3*: Current rent of £12,870. The vendor will top up the rent until 17 May 2025 so the buyer receives equivalent of £25,740 p.a. from completion Note 4: Rent review every 3 years open market upward only Note 5: Tenant option to determine on 18.11.27 min 6 months notice Note 6: Rent deposit held of £5,500
			Total	£25,740	

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Property Description:

Comprises semi-detached public house with restaurant and bar area, 5 en-suite letting rooms and 2-bedroom owners flat, providing the following accommodation and dimensions:

Ground Floor: Open plan bar area, restaurant area, commercial kitchen, storage, office, wc`s, large car parking and seating area

First Floor: 5 en-suite letting rooms, 2-bed owners flat with living room and bathroom/wc

Total GIA: 393 sq m (4,230 sq ft)

Tenancy:

The property is at present let to Prestleigh Inn B&B Limited for a term of 6 years from 18th November 2024 at a current rent of £25,740* p.a. Rent review every 3rd year open market upward only. Tenant option to determine on 18.11.27 min 6 months notice. Deposit held of £5,500.

*Tenant pays reduced rent of £12,870 p.a. for first 6 months. The vendor will top-up rent until 17th May 2025, so the buyer receives the equivalent of £25,740 p.a. from completion.



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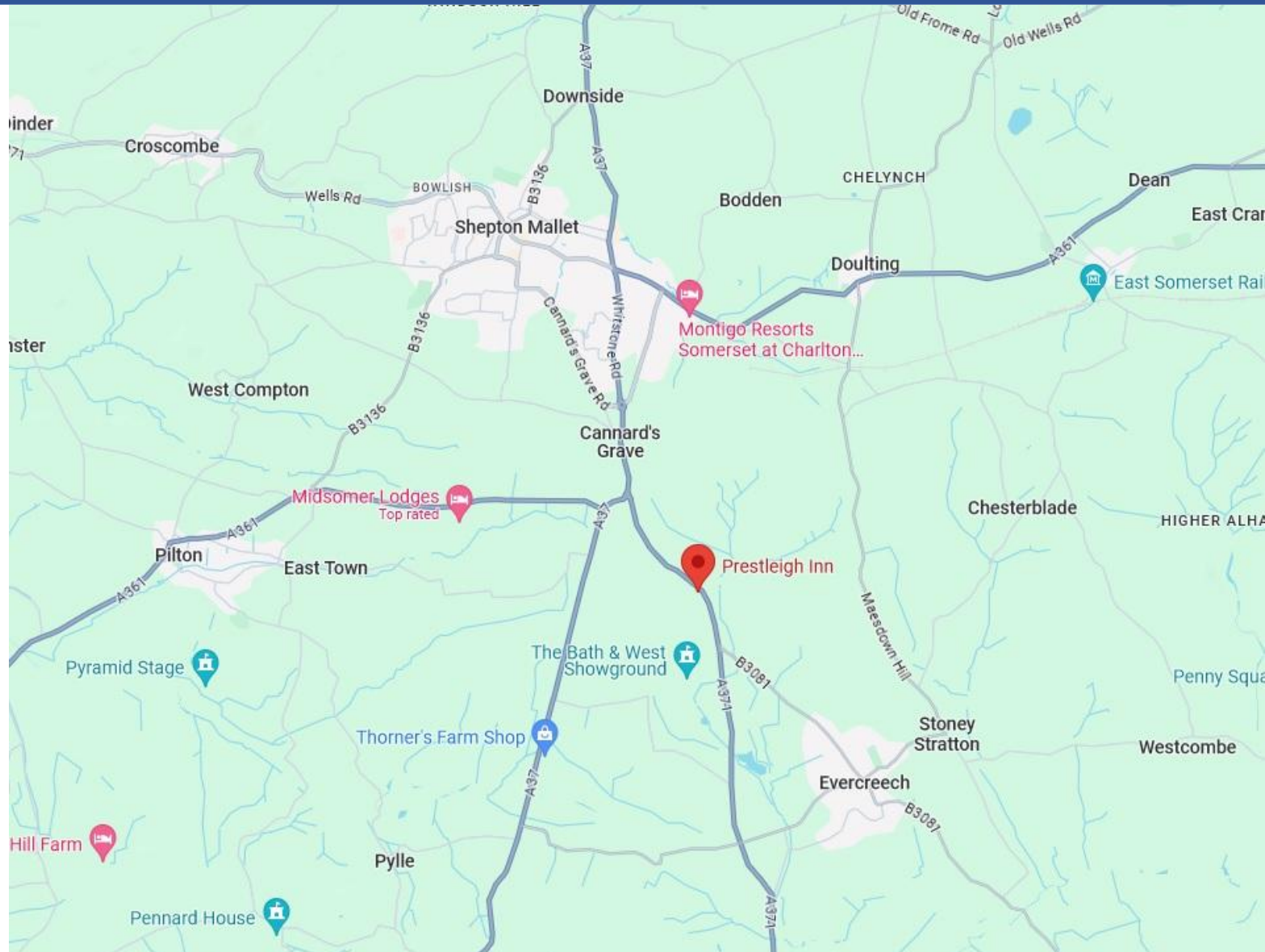


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Location:

Shepton Mallet is a market town and civil parish, some 16 miles south-west of Bath, 18 miles south of Bristol and 5 miles east of Wells. The property is situated on the west side of A371, a main arterial route between Wincanton and Shepton Mallet, providing great amount of traffic and passing cyclist.



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Contacts:

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