

MERRY MONK

MONKTON HEATHFIELD, TAUNTON, TA2 8NE

FREEHOLD PUBLIC HOUSE INVESTMENT





HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to two private individuals
- Property arranged over two levels extending to 6,014 Sq Ft (559 Sq M)
- Site extending to 0.81 acres
- Current rent of £122,347 per annum
- Lease expires November 2038
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £1,200,000 (9.63% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Monkton in the county of Somerset, 2.1 miles (3.4 kilometres) north east of Taunton town centre and 13.2 miles (21.2 kilometres) south west of Bridgwater.

The Merry Monk Inn is situated fronting Monkton Heathfield in a residential area, which is a short distance from Bridgewater Road where operators such as Bathpool Inn, Monkton Inn and Hankridge Arms are located.

LINKS

BIRDS EYE VIEW



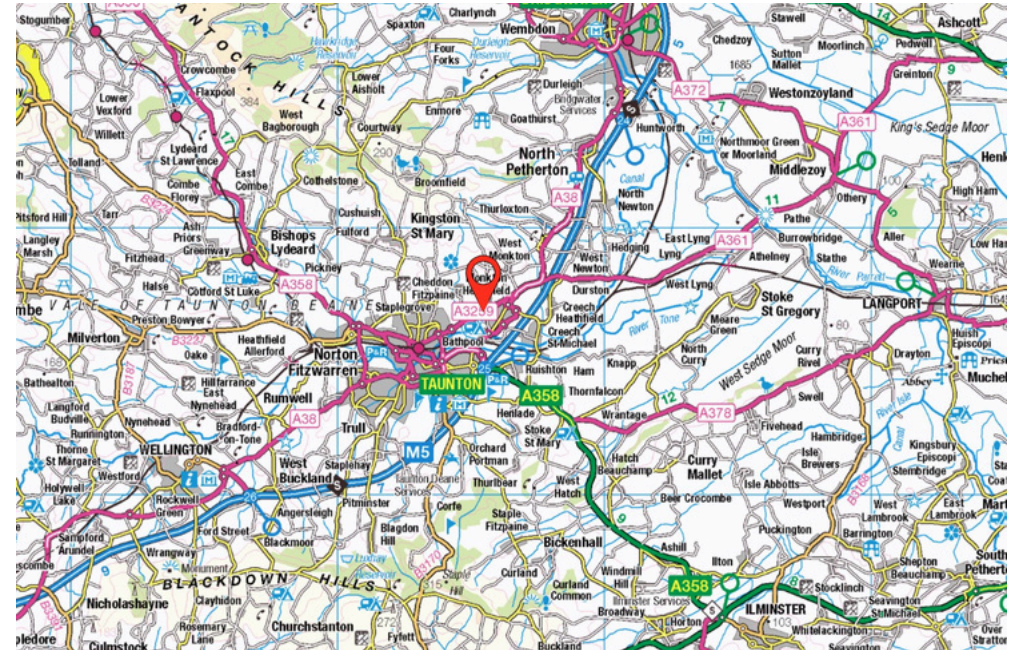
GOOGLE STREET VIEW



DRONE VIDEO



VIRTUAL TOUR



DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted rendered elevations beneath a pitched roof.

ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and benches for 100 customers. Ancillary areas include a trade kitchen, customer WC's and stores.

First Floor The first floor provides the managers accommodation which comprises a lounge, bathroom, kitchen and two bedrooms.

Externally There is a beer garden to the front with seating on wooden benches for 56 customers. There is parking to the rear for 60 vehicles.

TENURE

The property is held freehold (Title Number ST192851).

TENANCY

Entire property let to two private individuals on a 20 year lease from 12 November 2018 at a current rent of £122,347 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £24,843 is held by the landlord.



FLOOR PLANS

Merry Monk Inn, Taunton

Ground Floor gross internal area = 5,078 sq ft / 472 sq m

First Floor gross internal area = 936 sq ft / 87 sq m

Total gross internal area = 6,014 sq ft / 559 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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PLANNING

The property is not listed or situated within a conservation area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

C-60



TERMS

We are instructed to invite offers in excess of £1,200,000 (9.63% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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TA2 8NE

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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Designed and produced by Savills Marketing: 020 7499 8644 | January 2026



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