

WHITE HORSE INN

ABBOTS CAUSEWAY, MARK, SOMERSET, TA9 4LT

FREEHOLD PUBLIC HOUSE INVESTMENT





HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over two levels extending to 5,726 Sq Ft (532 Sq M)
- Site extending to 2.09 acres
- Current rent of £45,099 per annum
- Lease expires December 2039
- 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 £555,000 (7.75% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Mark in the county of Somerset, 11.0 miles (18.0 kilometres) north east of Bridgwater and 12.0 miles (19.0 kilometres) south east of the seaside town of Weston super Mare.

The White Horse is situated fronting Mark Causeway in a residential area, which is a short distance from Church Street where operators such as Packhorse Inn, Watchfield Inn and Basonbridge Inns are located.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



DRONE VIDEO



VIRTUAL TOUR



DESCRIPTION

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

ACCOMMODATION

Ground Floor The ground floor provides two trading areas with a central bar servery and seating on loose tables, chairs and benches for 80 customers. Ancillary areas include a trade kitchen, customer WC's, cellar and stores.

First Floor The first floor provides a lounge, kitchen and two bedrooms, one with an en-suite.

Externally There is a beer garden to the rear with seating on wooden benches for 50 customers alongside a wedding pavilion. There is parking to the rear for 25 vehicles.

TENURE

The property is held freehold (Title Number ST197926).

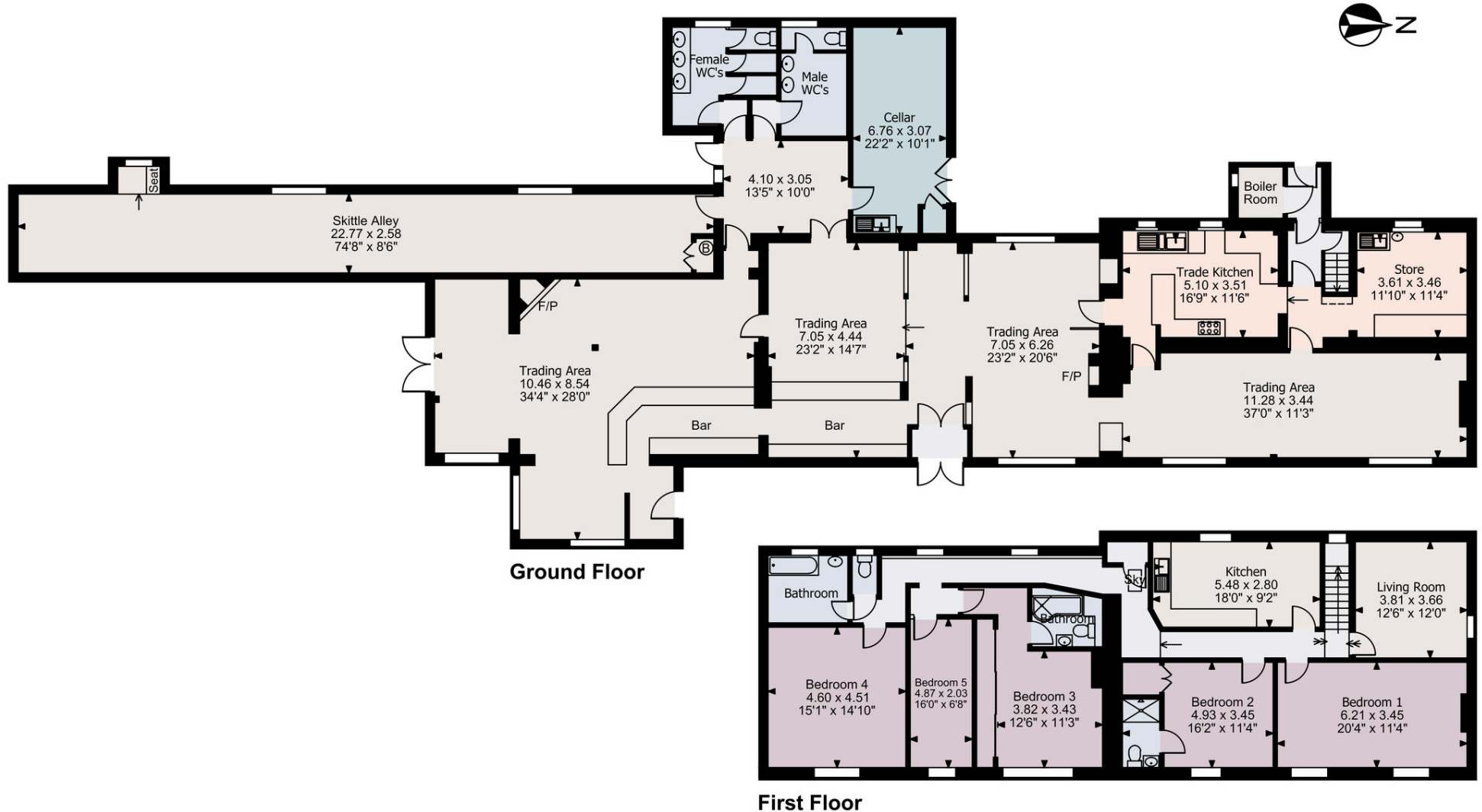
TENANCY

Entire property let to a private individual on a 20 year lease from 3 December 2019 at a current rent of £45,099 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases from 3 December 2028 (except in the open market review year). A rent deposit of £9,797 is held by the landlord.



FLOOR PLANS

White Horse Inn, Highbridge
Ground Floor gross internal area = 3,976 sq ft / 369 sq m
First Floor gross internal area = 1,750 sq ft / 163 sq m
Total gross internal area = 5,726 sq ft / 532 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-70



TERMS

We are instructed to invite offers in excess of £555,000 (7.75% 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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<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

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