

Britannia Inn

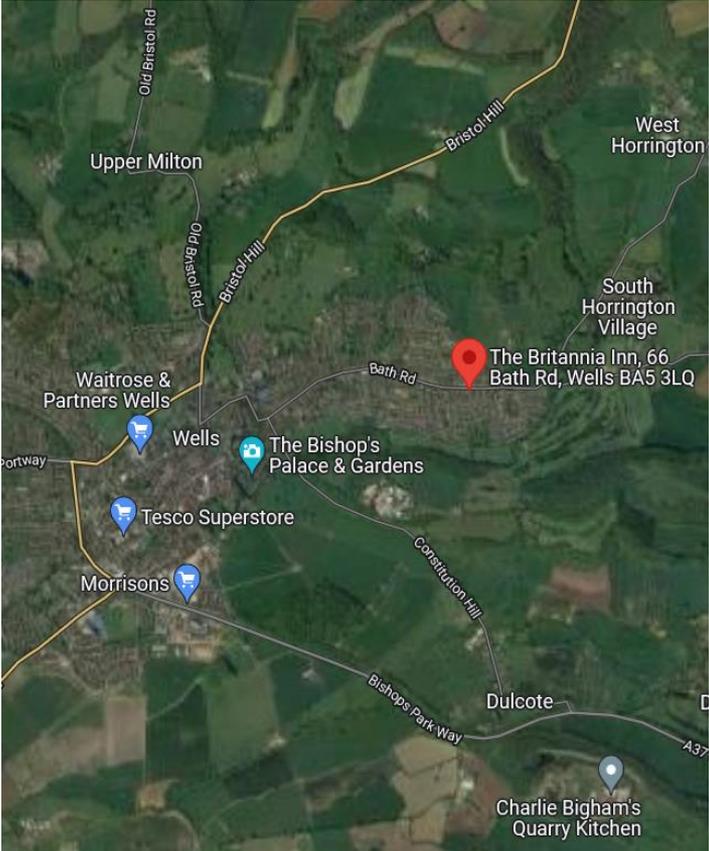
66 Bath Road, Wells, Somerset, BA5 3LQ

FREEHOLD / £350,000 PLUS VAT



Site Location

SITE LOCATION



The Property

THE PROPERTY

Opportunity

A two storey detached public house on the eastern outskirts of Wells. Located in a roadside position, the building is rendered under a pitched slate roof. The property is available for sale freehold, with vacant possession.

Location

Located on the southern side of Bath Road (B3139) in Wells, the pub occupies a site measuring 0.5 acres. The property is approximately 1 mile from the centre of Wells. The Bath Road is one of the main throughfares into/out of Wells from the Woodbury area.

Arrangement

The property measures approximately 4,286sqft (GIA).

Internally, the premises has two principal trade areas, each with their own serveries. The first with access off Bath Road, is carpeted and has access out into a small gravelled trade garden. The second has a quarry tile floor and has access out into the car park. The single storey extensions to the rear contain the above ground cellars, stores, commercial kitchen, toilet facilities and a large function room/skittle alley built in the 1990s. This has its own servery.

At first floor, the manager's accommodation provides three bedroom accommodation with a lounge and bathroom.

Externally, the customer car park is located to the side of the building with access from Bath Road, with space for approximately 20 vehicles. At the rear, a large trade garden laid to lawn can be found for customer use as well as an enclosed private garden area. A public alleyway runs along the western boundary linking Hooper Avenue with Bath Road.



Sales Information

SALES INFORMATION

Licensing

Licensed to supply alcohol, playing of live music and recorded music from 08.00 – 00.00 Sunday – Thursday and from 08.00 – 01.30 on Friday and Saturday.

Rates

The property is in an area administered by Mendip District Council. The Rateable Value has been assessed at £20,600.

Trade

The property is currently closed and is sold with vacant possession. As a result, no trade is warranted or sold.

Planning

The property is classed as a Sui Generis public house use. The property may be suitable for alternative uses including other community uses subject to obtaining the necessary planning consents.

Services

We believe all of the main services to be located within the vicinity of the site, however prospective purchasers should speak with the relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

Overage

The Vendors will seek an overage payment should a purchaser obtain planning permission for residential use/development at a later date. The overage will apply for 25 years from the date of the grant of any planning permission and the Owner and Vendor will share equally in any uplift in the market value.

Legals

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Vendor's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Vendor's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Vendor has never occupied nor traded from the property which forms part of the Vendor's large tenanted estate. As result, the Vendor does not provide CPSE's or other similar pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the property or transaction.
- The Vendor will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Vendor is unable show good title or withdraws from negotiations within the required time (save where due to the Vendor revising the agreed terms). If exchange shall not occur within the required time, the Vendor shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.