

# Shepton Mallet - The Horseshoe Inn, Somerset BA4 5JG

## Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS





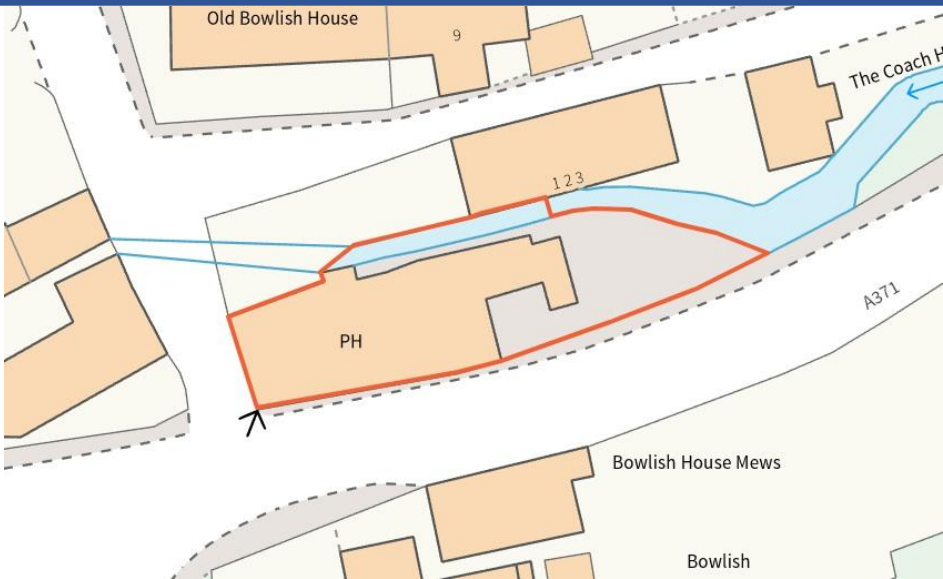
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### Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 7.80%
- Rental Income: £23,400 p.a.
- VAT is NOT applicable to this property
- Comprises detached Grade II Listed stone period public house with 5 double bedrooms
- Includes full commercial kitchen, skittle alley and large patio garden to the rear
- Situated within 0.6 miles from the town centre, with retail occupiers including Aldi, Domino`s Pizza and McColls, amongst many more local retailers



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Horseshoe Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, wc`s First Floor: 5 double bedrooms (1 en-suite), bathroom	Individual	6 Years 11 Months from 16 December 2024	£23,400*	Note 1: FRI Note 2: Rent review on 16.12.27 and 16.12.30 open market upward only Note 3: Tenant option to determine on 16.12.27 with min 3 months notice Note 4: Deposit held of £4,000 Note 5: *Tenant pays reduced rent of £20,820 p.a. for the first year. Vendor will top up rent until 15 December 2025 so the buyer receives £23,400 p.a. from completion

Total				£23,400	
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### Property Description:

Comprises detached public house including a large main bar area with stone fireplace and log burning stone, a separate bar/servy area with service counter, a skittle alley/function room, breakfast area, and fully equipped commercial catering kitchen. Exterior includes a large patio garden to the rear. The pub also has a large owner's/letting accommodation with five double bedrooms, one which is en suite.

Ground Floor: Open plan bar & restaurant, kitchen, wc's

First Floor: 5 double bedrooms (1 en-suite), bathroom

Total GIA: 325 sq m (3,500 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 16<sup>th</sup> December 2024 at a current rent of £23,400\* per annum and the lease contains full repairing and insuring covenants. Rent review on 16.12.27 and 16.12.30 open market upward only. Tenant option to determine on 16.12.27 with min 3 months notice. Deposit held of £4,000.

\*Tenant pays reduced rent of £20,820 p.a. for the first year. Vendor will top up rent until 15<sup>th</sup> December 2025, so the buyer receives £23,400 p.a. from completion



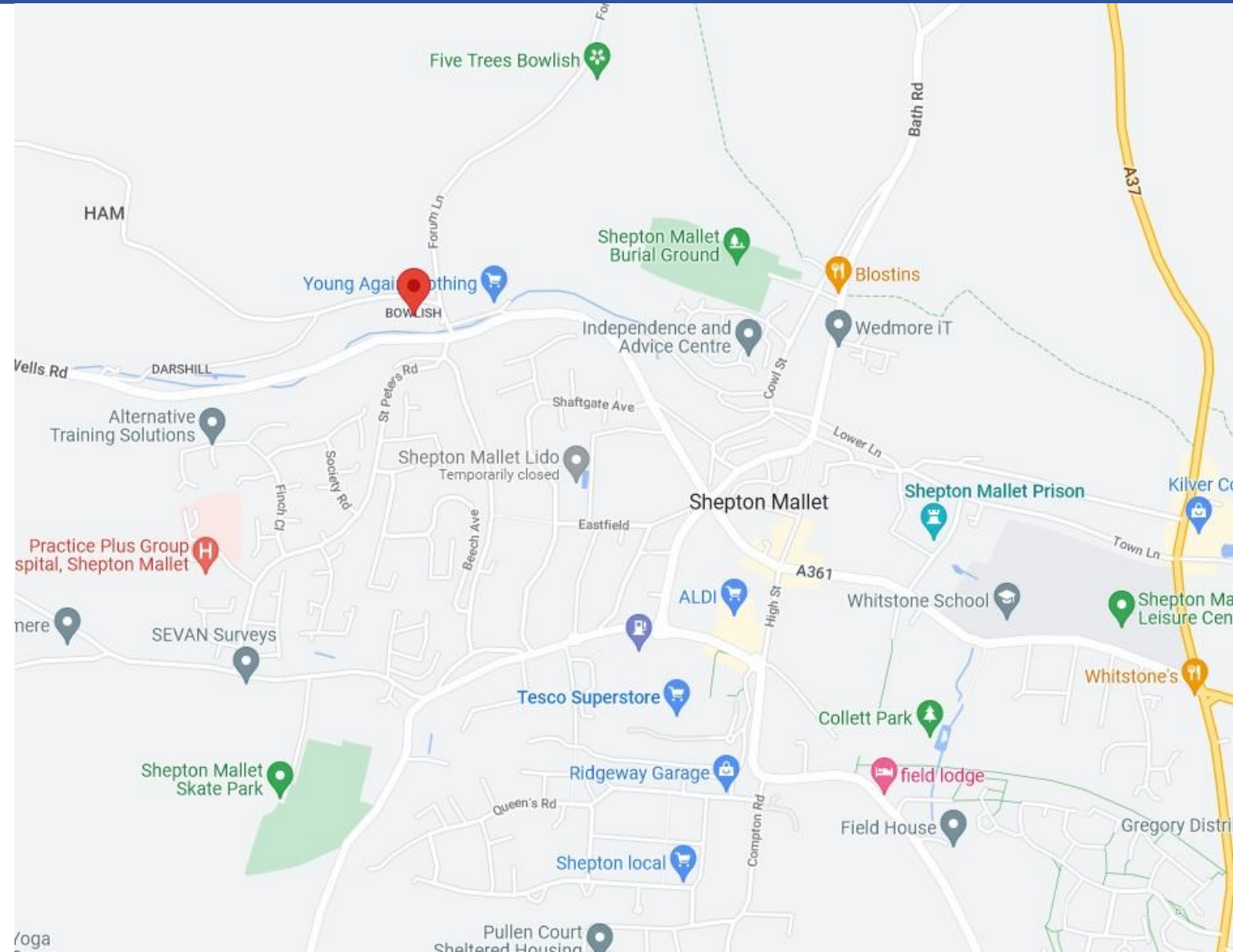
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### Location:

Shepton Mallet is a market town and civil parish in the Mendip District of Somerset, England, some 16 miles south-west of Bath, 18 miles south of Bristol and 5 miles east of Wells. The property is located within 0.6 miles from the town centre, with retail occupiers including Aldi, Domino's Pizza and McColls, amongst many more local retailers.





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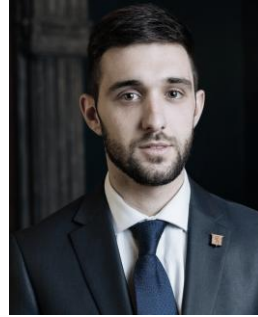
## Freehold Public House Investment

### Contacts:

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