

Shipham - The Penscot Inn, Winscombe BS25 1TW
Freehold Public House with Letting Accommodation Investment



BLUE ALPINE

PROPERTY CONSULTANTS



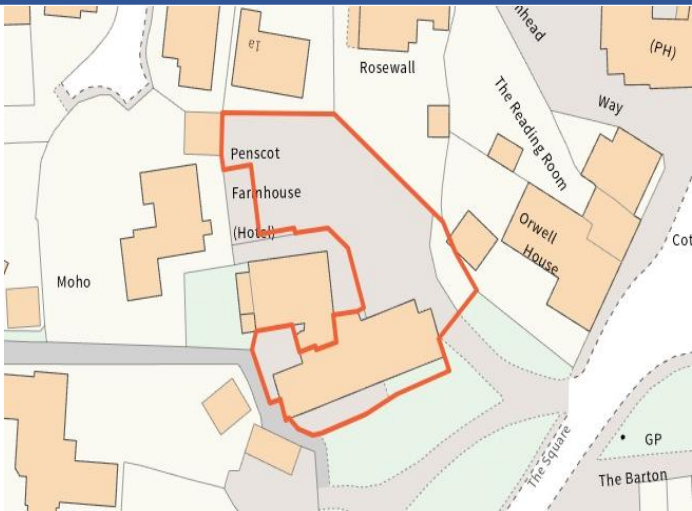
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Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 7.11%
- Rental Income: £32,000 p.a.
- VAT is NOT applicable to this property
- Comprises a detached public house with 10 Letting Rooms and 2-Bed owner`s accommodation.
- Situated in predominantly residential area with occupiers nearby including Butchers and Car Body Shop.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Penscot Inn (Ground & First floor)	Ground floor: Open bar area, kitchen, dining area, lounge, WCs and courtyard garden First floor: 10 en-suite letting rooms and 2-Bed owners accomodation	Individual	6 Years 11 months from 13 October 2022	£32,000	Note 1: FRI Note 2: Rent review every 3 years open market upward only Note 3: Tenant option to determine on 13.10.25 min 6 months notice Note 4: Rent deposit held of £5,500
Total				£32,000	

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Property Description:

Comprises a detached public house with 10 Letting Rooms and 2-Bed owner's accommodation, providing the following accommodation and dimensions:

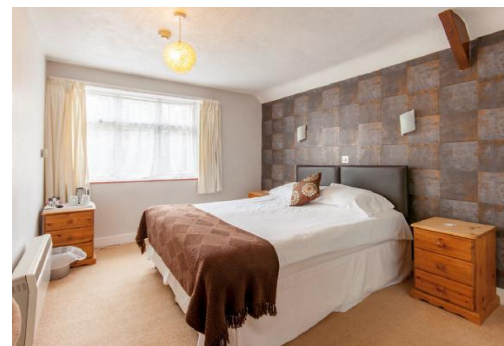
Ground Floor: Open plan bar & restaurant areas, breakfast room, commercial kitchen, storage, customer wc's

First Floor: 10 en-suite letting rooms, storage

Total GIA: 464 sq m (5,000 sq ft)

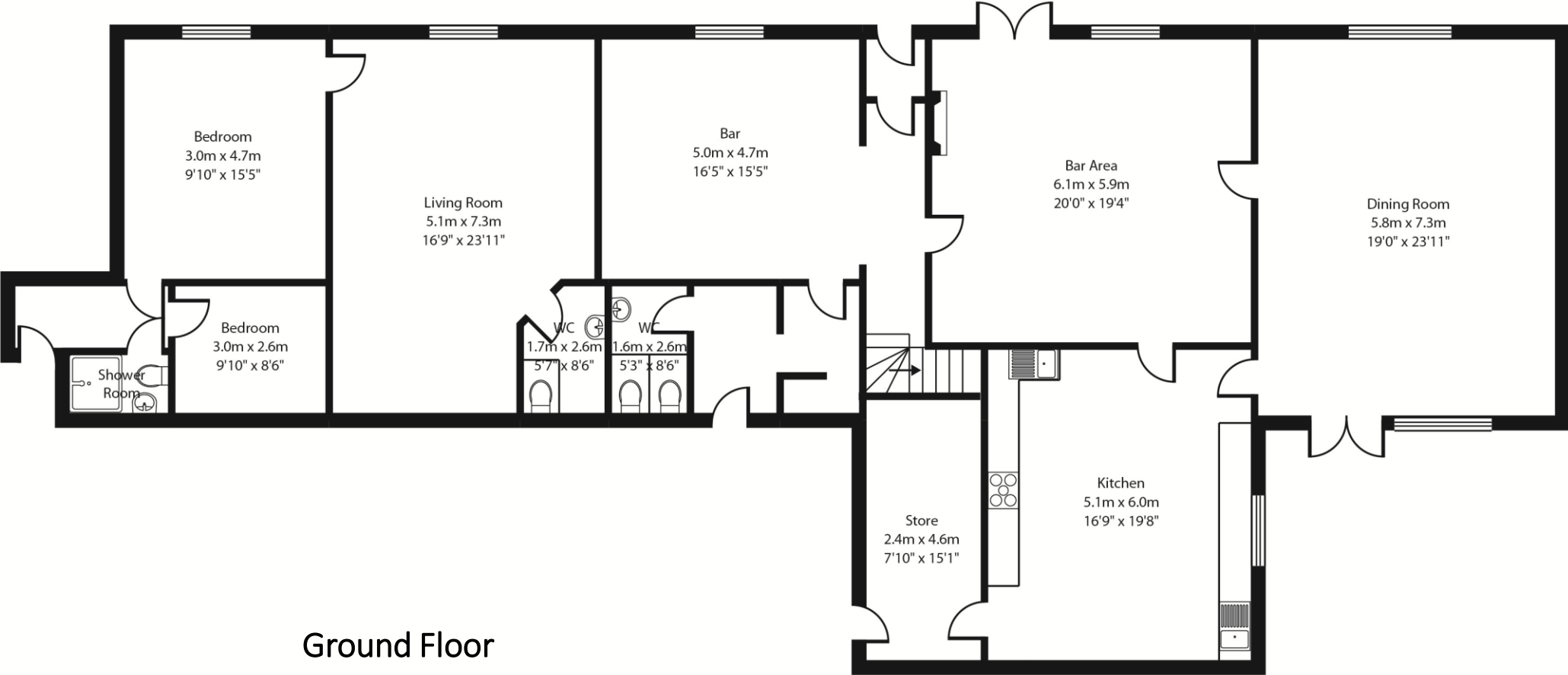
Tenancy:

The property is at present let to an Individual for a term of 6 years 11 Months from 13th October 2022 at a current rent of £32,000 p.a. Rent review on 13.10.25 and 13.10.28 open market upward only. Tenant option to determine on 13.10.25 min 6 months notice. Deposit held of £5,500.



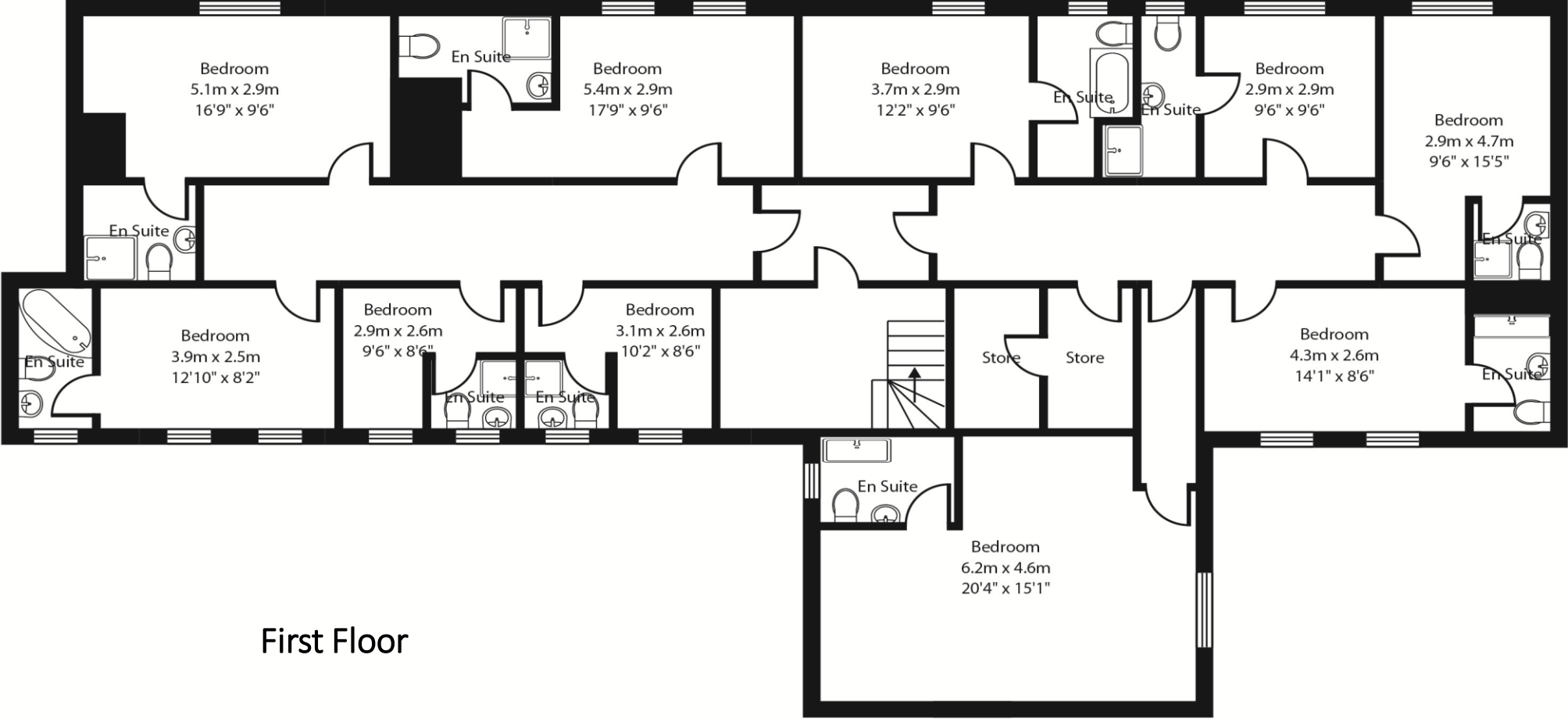
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First Floor

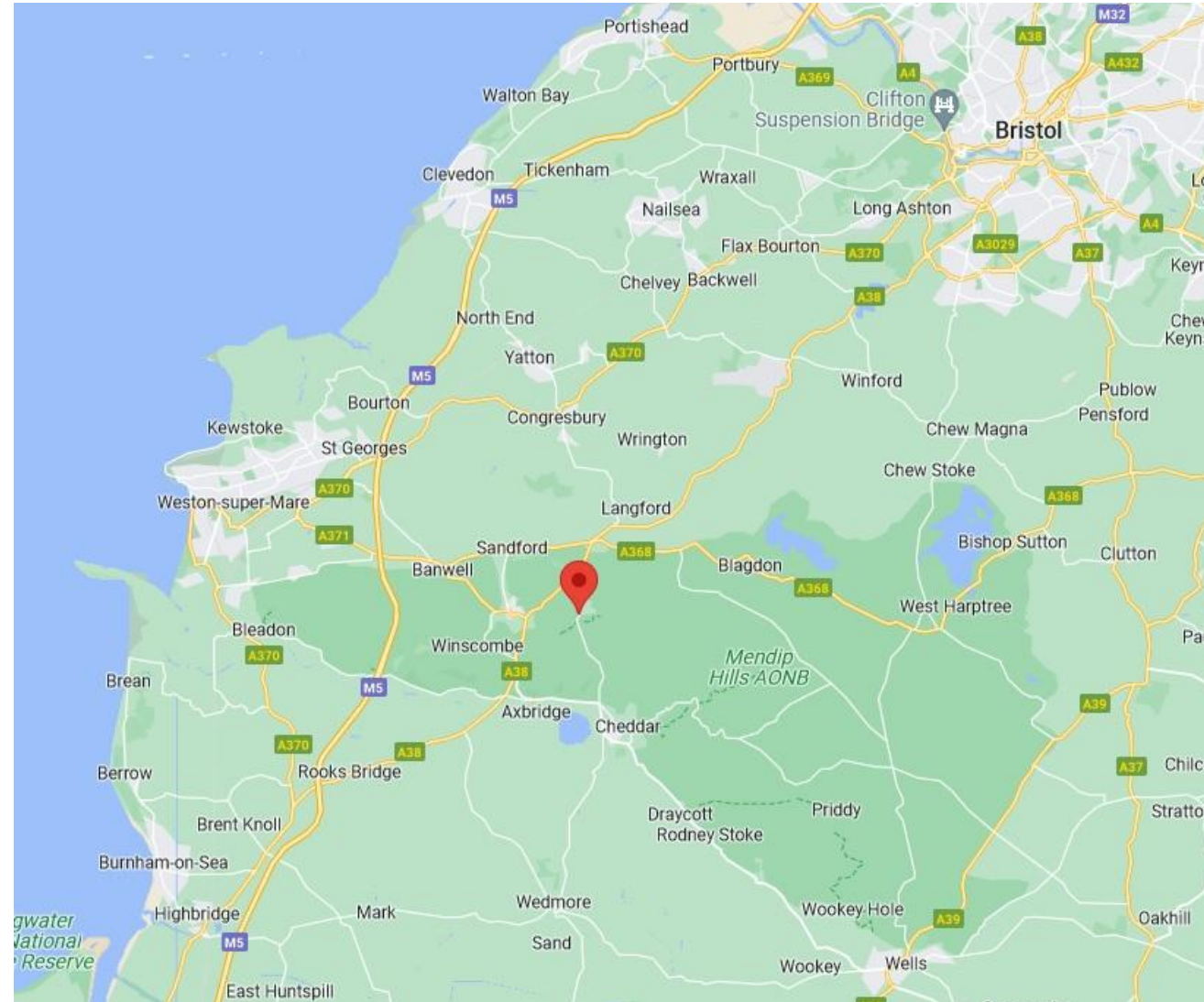
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Location:

Shipham is a village and civil parish in Somerset, England. It is on the western edge of the Mendip Hills near the A38, approximately 15 miles south of Bristol. It is in the local government district of Sedgemoor. The parish includes the village of Rowberrow and the hamlet of Star. Winscombe is a large village in the North Somerset unitary district of Somerset, Southwest England, close to the settlements of Axbridge and Cheddar, on the western edge of the Mendip Hills, 7 miles southeast of Weston-super-Mare and 14 miles southwest of Bristol.



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Contacts:

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