Shepton Mallet - The Horseshoe Inn, Bowlish, Somerset BA4 5JG
Free-of-Tie Public House with Letting Rooms to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



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Property Features:

- Comprises detached Grade II Listed stone period public house with owner`s flat
- VAT is NOT applicable to this property
- Total area size 325 sq m (3,500 sq ft)
- Rated over 4.5 stars on Google and Facebook
- Available on a new lease with flexible terms to be agreed by negotiation
- Situated within 0.6 miles from the town centre, with retail occupiers including Aldi, Domino`s Pizza and McColls, amongst others.









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Property Description:

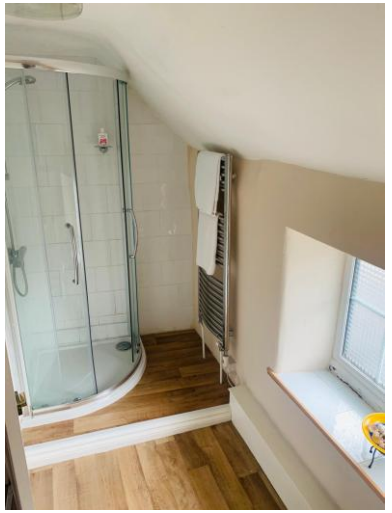
This pub includes a large main bar area with stone fireplace and log burning stone, a separate bar/servery area with service counter, a skittle alley/function room, breakfast area, and fully equipped commercial catering kitchen. Exterior includes a large patio garden to the rear.

The pub also has a large owner's/letting accommodation with five double bedrooms, one which is en suite. The layout is suitable to incorporate both an owner's accommodation and letting facilities.









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Terms:

Available on a new lease with terms to be agreed by negotiation
Rent Year 1: £395 per week (PCM: £1,711.66)
Rent Year 2-3: £450 per week (PCM: £1,950)
Deposit: £5,850

Rateable Value:

Rateable Value - £6,800 p.a.
Rates Payable - £0*
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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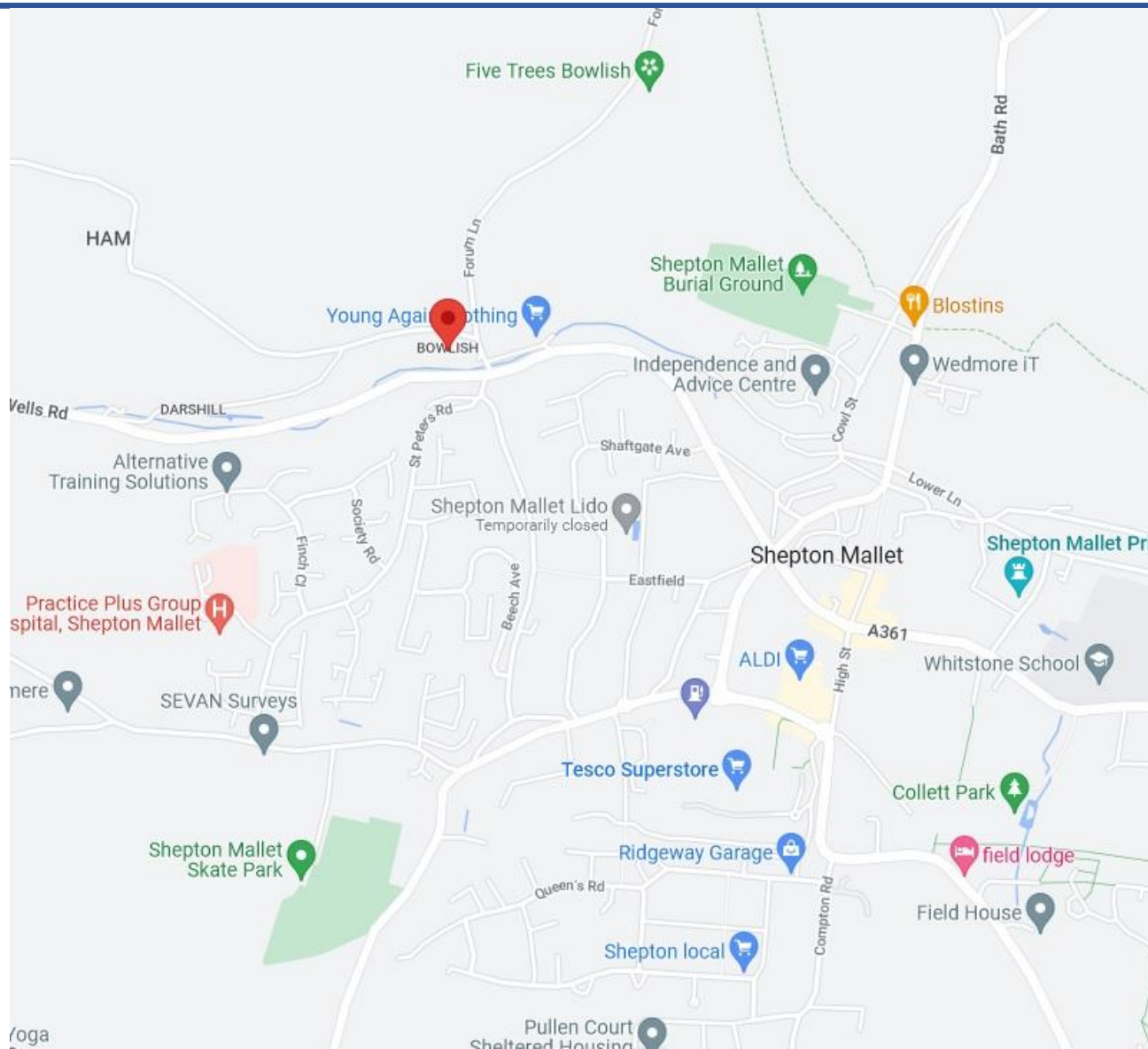
Location:

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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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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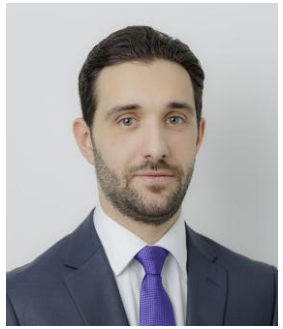

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