

Prince Of Wales

Dunkerton Hill, Peasedown St John, Somerset, BA2 8PF



For Sale Freehold Licensed Premises Guide Price: £295,000 plus VAT Sole Selling Agent

- Sizeable pub in Peasedown St John just 5 miles from Bath
- Prominent roadside position fronting A367
- Five en-suite letting bedrooms
- Large car park for circa 20 vehicles
- Alternate use opportunity subject to obtaining the necessary consents

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Location

Peasedown St John is a large village located in Somerset approximately 5 miles south west of Bath. The village has a population of circa 7,000 residents and is well serviced with amenities such as convenience stores, cafes, pubs and a petrol station all fronting the main thoroughfare. There are also a number of schools and nurseries within the area. The property fronts Dunkerton Hill (A367) on the outskirts of the village.

Accommodation

The Prince of Wales is a two storey detached property of painted and rendered elevations beneath a pitched tiled roof with additions to the side and rear.

Internally the ground floor comprises a bar area with split level interlinking trade areas. The first floor comprises five (en-suite) letting bedrooms and a manager's flat. The flat comprises two bedrooms, double lounge, bathroom and utility room. Ancillary trade areas include customer WC's, catering kitchen, beer store and a dry store. There is an external staircase to the rear of the property which serves as a first floor fire escape.

Externally the property benefits from a car park to the side and rear for circa 20 vehicles.

The property has a Gross Internal Area of approximately 5,770 square feet and sits on a plot of 0.27 of an acre.

The Prince of Wales presents an opportunity to acquire a roadside pub in Peasedown St John just 5 miles from Bath. The property has alternate use potential subject to obtaining the necessary consents. Local builders, property developers and investors are likely to be interested.



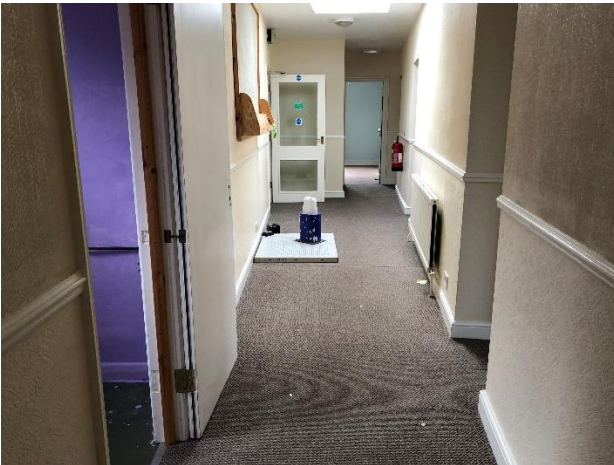
01225 789 343

The Bank, 18 Newbridge Road, Bath BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

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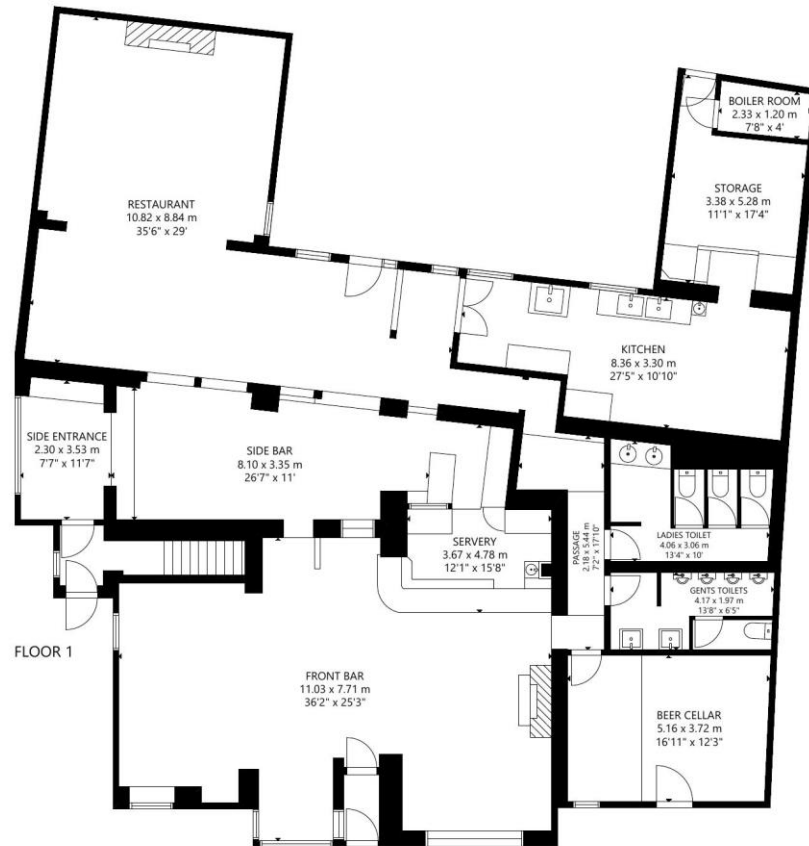
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GROSS INTERNAL AREA
 TOTAL: 5,777 sq ft/ 536 m²
 FLOOR 1: 3,253 sq ft/ 302 m²; FLOOR 2: 2,524 sq ft/ 234 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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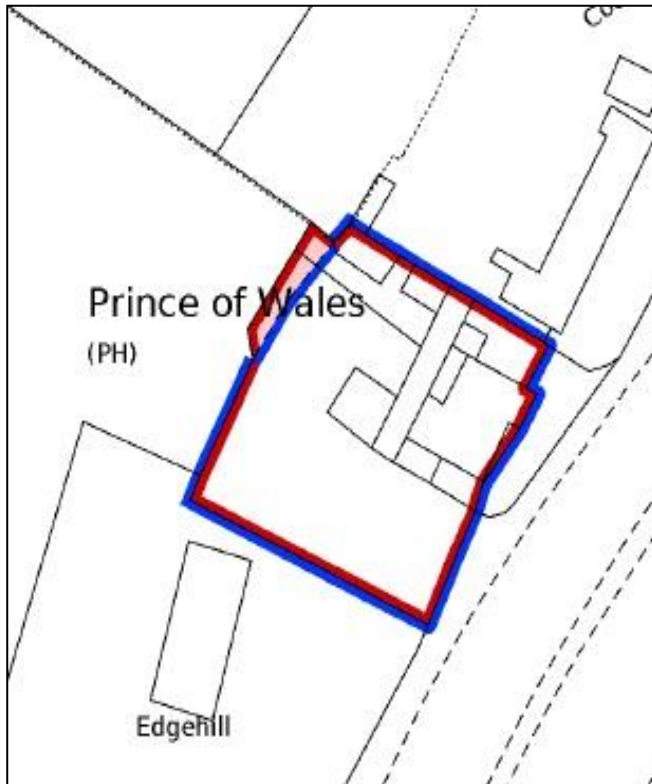
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General Information

Rating

The current Rateable Value is assessed at £10,000. The Coronavirus business rates relief applies to this property meaning business rates are not payable for the 2020-2021 tax year.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that mains water, electricity and gas is connected to the property. The property is served by a septic tank.

Trading

The premises is currently closed for trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has an energy rating of E which is valid until September 2030.

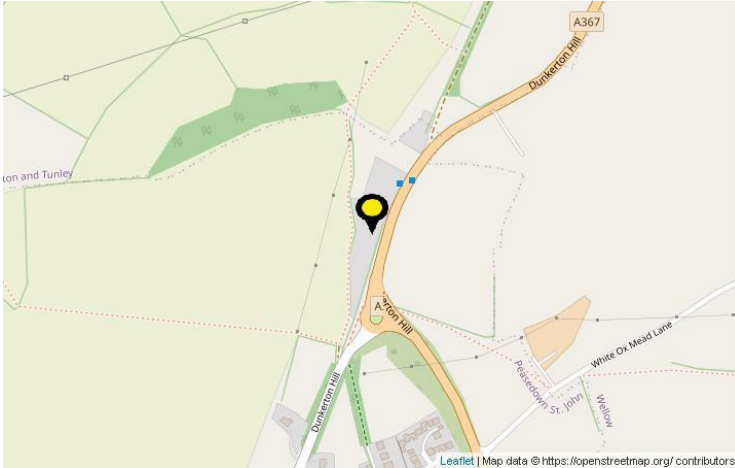
VAT

VAT will be applicable on the sale of this property.

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Agent Details

For further details please contact



Charlie Noad
Agency Surveyor, Bath
07780599698



charlie@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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