



File Ref: W-917794

Kings Arms

4 High Street, Wellington, Somerset TA21 8RA



Tenure
Freehold

Price
£295,000 +VAT

- Prominent town centre freehold opportunity
- Extensive ground floor trade areas
- External trade area
- 4/5 bed owner's accommodation
- Development potential (STPP)



Tom Andrews

Graduate Surveyor

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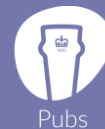
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Kings Arms

4 High Street, Wellington, Somerset TA21 8RA



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Location

The Kings Arms is situated on the High Street in Wellington town centre, a popular Somerset town with a population approaching 14,500. The property is situated on the main retail pitch, surrounded by a host of national retailers and coffee shop operators and benefits from good levels of footfall throughout the daytime and evening.

Description

A mid terrace property arranged over three storeys plus basement. The property has an attractive façade and is arranged to provide trading areas at ground floor and extensive owner's accommodation on the upper floors. The property also has the benefit of an external trade area to the rear. The site extends to 0.07 ha (0.17 acres) and subject to the necessary consents may provide development potential.



Map data ©2019 Google

Trade

The Kings Arms is well situated within the main retail thoroughfare in Wellington town centre. Given the levels of footfall it is ideally located to benefit from both daytime and evening trade. Historically the business has been wet led only and there is no trade kitchen, however potential exists to introduce a food trade. The premises have previously been operated under a lease therefore no accounts are available. The premises are currently closed.

Accommodation

Ground Floor

Two customer entrances provide access to the front bar area. Bar servery, approximately 20 covers.

Rear bar with further bar servery and dance floor with booth seating (30 covers).

Skittle alley.

First Floor

Currently arranged to provide lounge, double bedroom, kitchen, bathroom and storage.

Second Floor

Provides further accommodation comprising lounge, three bedrooms, domestic kitchen, bathroom and separate WC.

External

To the rear of the ground floor trade area is an enclosed terrace which can accommodate approximately 15 covers. Access to a storage yard.

Please note that the property is in need of refurbishment.

Tenure

Freehold.



Sales Conditions

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. 10% of the purchase price will be payable upon exchange of 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 the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms). If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

The premises are neither Listed nor situated within a Conservation Area.

Licence

A Premises Licence prevails, the main licensable activities are as follows:

Sale of Alcohol:

Sunday to Wednesday 10:00 - 02:00

Thursday to Saturday 10:00 - 03:00

Live Music; Recorded Music; Dance:

Sunday to Wednesday 10:00 - 02:00

Thursday to Saturday 10:00 - 03:00

Business Rates

The property is in an area administered by Somerset West & Taunton District Council. The 2017 Rateable Value has been assessed at £32,000.

The domestic accommodation is with Band A for Council Tax purposes.

Services

We are advised the premises are connected to all mains services.

EPC

The premises have an EPC rating of D.

Viewing

Strictly by appointment only through the West & South Wales office on 0117 923 8090. Please note the premises are currently closed.



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