

# VIVARY ARMS

WILTON STREET, TAUNTON,  
SOMERSET, TA1 3JR

**FREEHOLD PUBLIC HOUSE FOR SALE**

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## HIGHLIGHTS INCLUDE:

- Freehold public house for sale
- Site extending to 0.102 acres (0.041 ha)
- Property arranged over two levels extending to 3,745 Sq Ft (348 Sq M)
- Four bedroom private accommodation
- Excellent suburban location
- The oldest pub in Taunton
- **Offers invited in excess of £335,000**

## LOCATION

Taunton is a historic town with a thousand year history located in Somerset, serving a population of 64,000 people. Taunton has road links with the M5 motorway and other major roads such as the A38 and A358. Taunton railway station is located 1.4 miles to the north and is on the Bristol and Exeter line and there is generally one train an hour to London Paddington. Located approximately 50 miles south west of Bristol and 35 miles north east of Exeter.

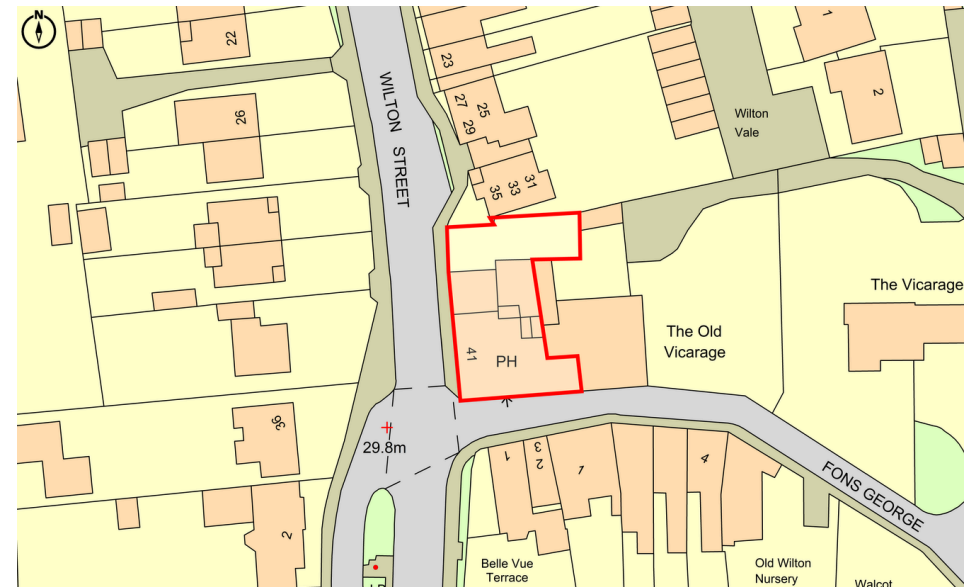
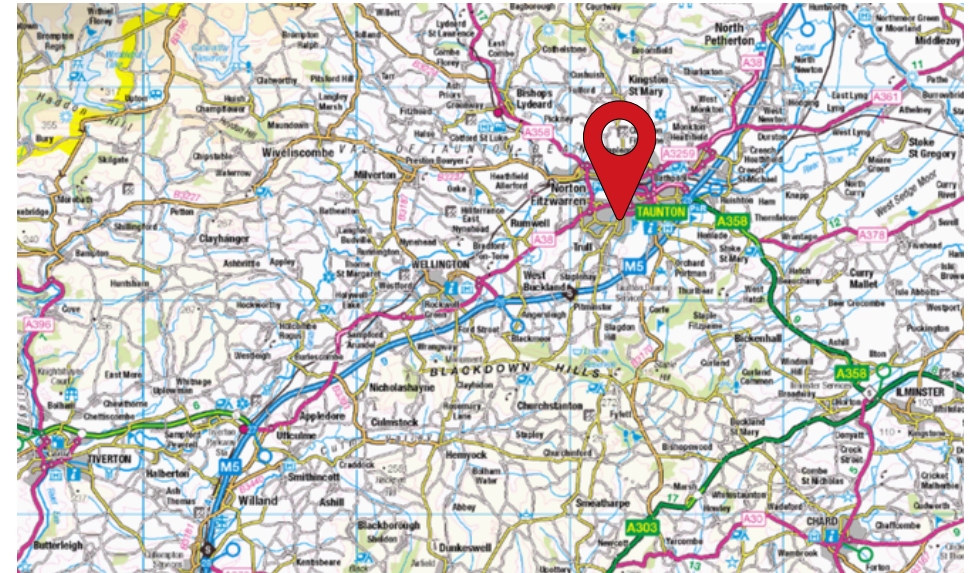
The property is situated in a prominent roadside position fronting Wilton Street and on the corner of Fons George road, in the suburb of Vivary Park. With excellent proximity to the town centre, only a 5 minute walk away. The Vivary Arms is regarded to be the oldest recorded pub in Taunton, boasting traditional character.

## DESCRIPTION

The property is listed and is arranged over two levels comprising of painted rendered elevations under a clay tile roof and flat roof to the rear.

The property sits on a mainly rectangular shaped site with a site area of 0.102 acres (0.041ha).

## LINKS

[GOOGLE STREET VIEW](#)[BIRDS EYE VIEW](#)[DRONE VIDEO](#)

## ACCOMMODATION

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### Ground floor

The property benefits from a central “U” shaped bar servery and is distinctively split into 3 intimate trading areas. The central section comprises of a mixture of loose seating and natural wooden tables for 20 customers. The western section is split by a rustic timber opening and separates to a games area, benefitting from original brick floor and a fireplace. To the east is the main dining area with loose tables and chairs for approximately 40 customers.

To the rear is a well sized commercial kitchen, with direct access to the dining area. Additionally, WC facilities and access to the external trade area.

### First floor

The first floor comprises of four bedrooms and a lounge.

### External areas

The external trade area is enclosed and benefits from an incorporated smoking solution and wooden benches for approximately 20 customers.

## TENURE

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The property is held freehold (Title Number ST117152).

## PLANNING

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The property is Grade II listed (ref: 1040000) and is in a Fons George conservation area. The site has the benefit of Sui Generis public house consent.

## VAT

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VAT is applicable at the prevailing rate.



## EPC

E-101

## FIXTURES AND FITTINGS

We understand that all fixtures and fittings owned outright are to be included in the disposal. Where applicable, stock may be valued in addition on completion. No inventory schedule will be provided and therefore what is left on the day of completion will transfer.

## GUIDE PRICE

We are instructed to invite offers in excess of £335,000 plus VAT, with vacant possession.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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**ADAM BULLAS**

07812 965395  
abullas@savills.com

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**SAMUEL HART**

07812 425097  
samuel.hart@savills.com

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