

Tatworth - Ye Olde Poppe Inn, Somerset TA20 2NZ  
Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Tatworth - Ye Olde Poppe Inn, Somerset TA20 2NZ

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £380,000
- Gross Initial Yield: 7.01%
- Rental Income: £26,652 p.a.
- VAT is applicable to this property
- Comprises ground floor public house with restaurant and a large car park
- Situated on A358, which is important arterial and cycling route between Chard and Axminster.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Ye Old Poppe Inn (Ground & First Floor)	Ground Floor: bar & restaurant area, kitchen, wc`s First Floor: ancillary, storage	Individual	3 Years from 1 June 2024	£26,652	Note 1: FRI Note 2: Mutual option to determine at any time with minimum 3 months notice Note 3: Deposit held of £5,000
<b>Total</b>				<b>£26,652</b>	

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### Property Description:

Comprises two-storey public house with large car park, providing the following accommodation and dimensions:

**Ground Floor:** bar & restaurant seating, kitchen, wc`s

**First Floor:** ancillary, storage

Total area size: 455 sq m (4,900 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 3 Years from 1<sup>st</sup> June 2024 at a current rent of £26,652 p.a. and the lease contains full repairing and insuring covenants. Mutual option to determine at any time with minimum 3 months notice. Deposit held of £5,000.



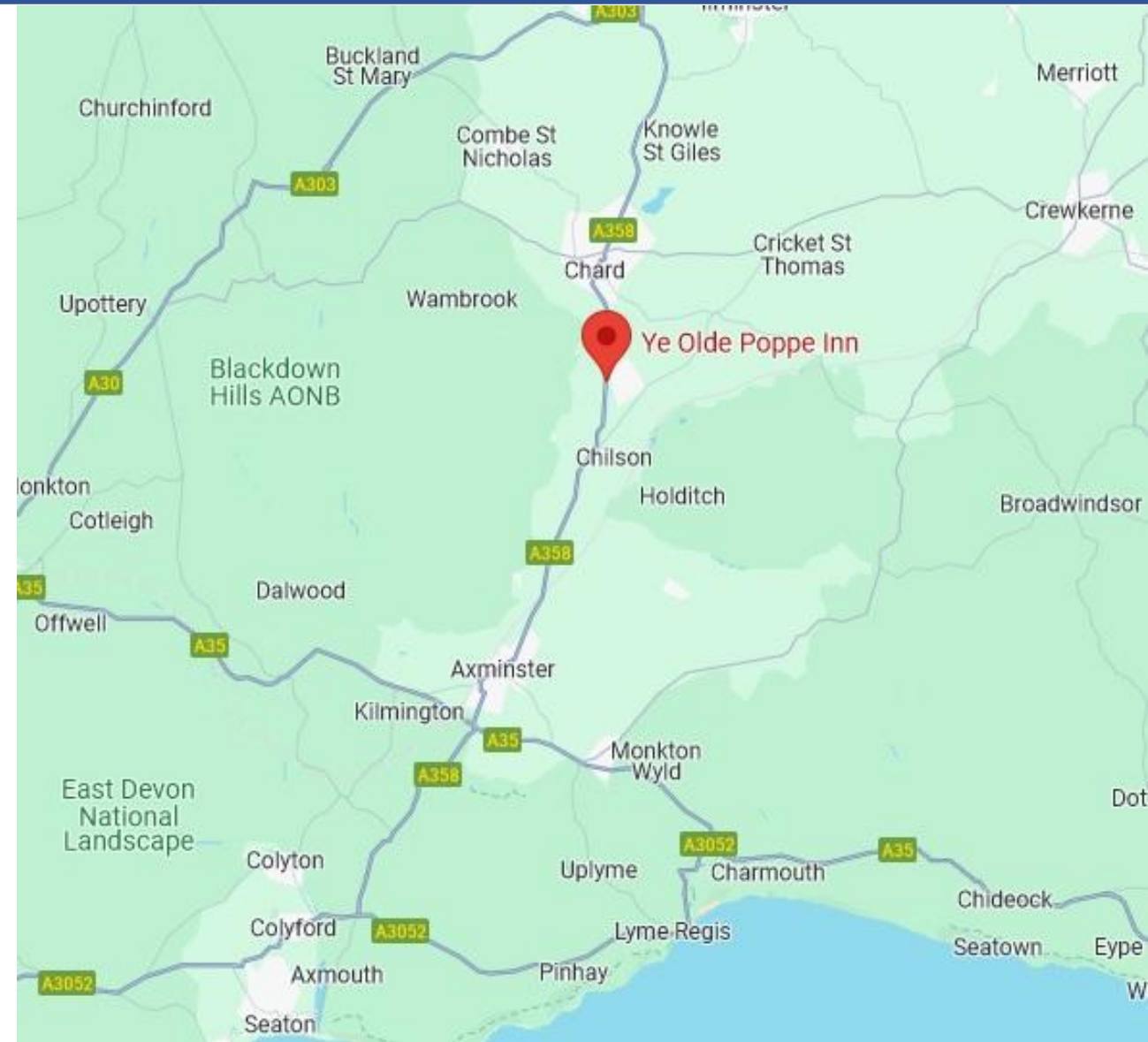
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### Location:

Tatworth is a village 2 miles south of Chard in the South Somerset district of the county of Somerset, England. It is within Tatworth and Forton civil parish, and the electoral ward of the same name. The property is situated on A358, which is important arterial and cycling route between Chard and Axminster.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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PROPERTY CONSULTANTS

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