

Taunton - The Farmers Arms, Slough Hill, Somerset TA3 5RS
Free-of-Tie Pub with Letting Rooms to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Taunton - The Farmers Arms, Slough Hill, Somerset TA3 5RS

Free-of-Tie Pub with Letting Rooms to Rent



Property Features:

- Comprises pub with restaurant, 5 boutique hotel rooms and 3/4 bedroom owner`s accommodation
- Benefits from large beer garden and land area of c.2 acres
- VAT is applicable to this property
- Currently rated ~4.5+ stars on Google, Booking and TripAdvisor
- West Hatch is a hamlet and civil parish in Somerset, situated 5 miles (8.0 km) south-east of Taunton.

Property Description:

Comprises ground floor public house with bar, restaurant, and large beer garden, 5 boutique hotel rooms and 3/4 bedroom owners flat above, providing the following accommodation and dimensions:

Ground Floor: Bar & dining areas, kitchen, wc`s

First Floor: 3/4 bedrooms owner`s accommodation, 5 letting rooms

Total GIA: 676 sq m (7,278 sq ft)



Taunton - The Farmers Arms, Slough Hill, Somerset TA3 5RS

Free-of-Tie Pub with Letting Rooms to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £775 + VAT per week (PCM: £3,358.33 + VAT)

Deposit: £10,075 (3 Months)

**VAT applicable on 90% of the rent*

Rateable Value:

Rateable Value - £29,100 p.a.

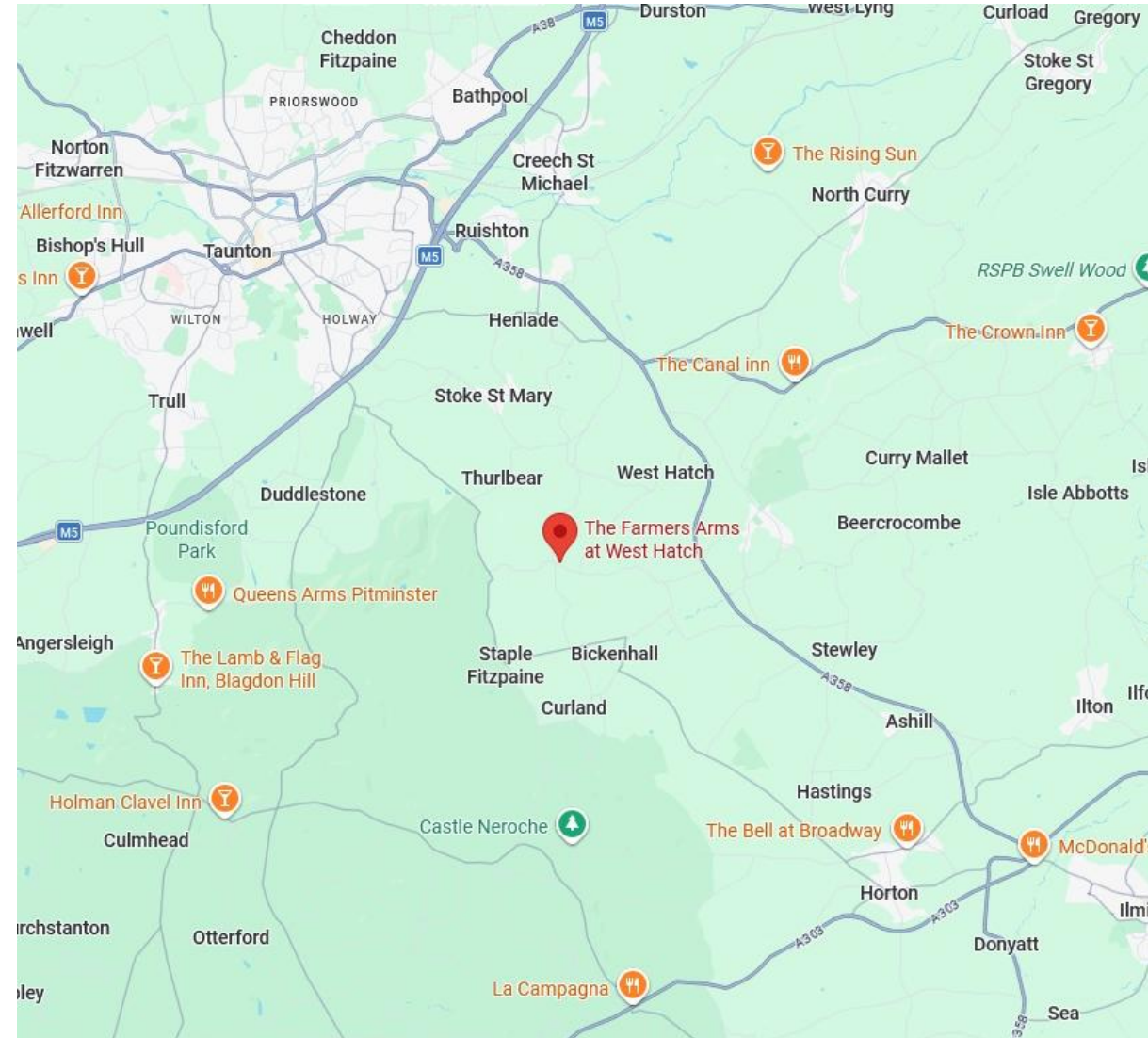
Rates Payable - £16,000 p.a.

EPC:

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

Location:

West Hatch is a hamlet and civil parish in Somerset, situated 5 miles (8.0 km) south-east of Taunton. The property is located 15 min drive from Taunton town centre in Central Somerset.



Taunton - The Farmers Arms, Slough Hill, Somerset TA3 5RS

Free-of-Tie Pub with Letting Rooms to Rent

Contacts:

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



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS