

Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN
Freehold Vacant Public House with Residential Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

Freehold Vacant Public House with Residential Development Potential



Investment Consideration:

- Purchase Price: £420,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises Grade II Listed public house with large function room
- Includes 7 letting rooms and 4-bedroom owner's accommodation
- Benefits from large car park and outdoor seating at rear
- Residential development potential of the function room, upper parts and rear land, subject to obtaining the necessary consents
- Situated in the heart of the town centre with occupiers close by including Post Office, Co-Op Food, Barber Shop and Takeaway, amongst other local retailers.



Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

Freehold Vacant Public House with Residential Development Potential



Property Description:

A substantial Grade II listed public house arranged over three storeys and comprising of; a ground floor pub with various bars, games room, commercial kitchen and function room, seven letting bedrooms on the first floor and a four-bedroom owner's/manager's flat on the second floor. To the rear of the property is a substantial car park and patio garden.

Ground Floor: bar and restaurant areas, kitchen, function room, ancillary
Large car park at rear

First Floor: 7 letting rooms

Second Floor: 4-bed managers flat

Total area size 803 sq m (8,650 sq ft)

Residential development potential of the function room, upper parts and rear car park, subject to obtaining the necessary consents.



Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

Freehold Vacant Public House with Residential Development Potential



Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

Freehold Vacant Public House with Residential Development Potential



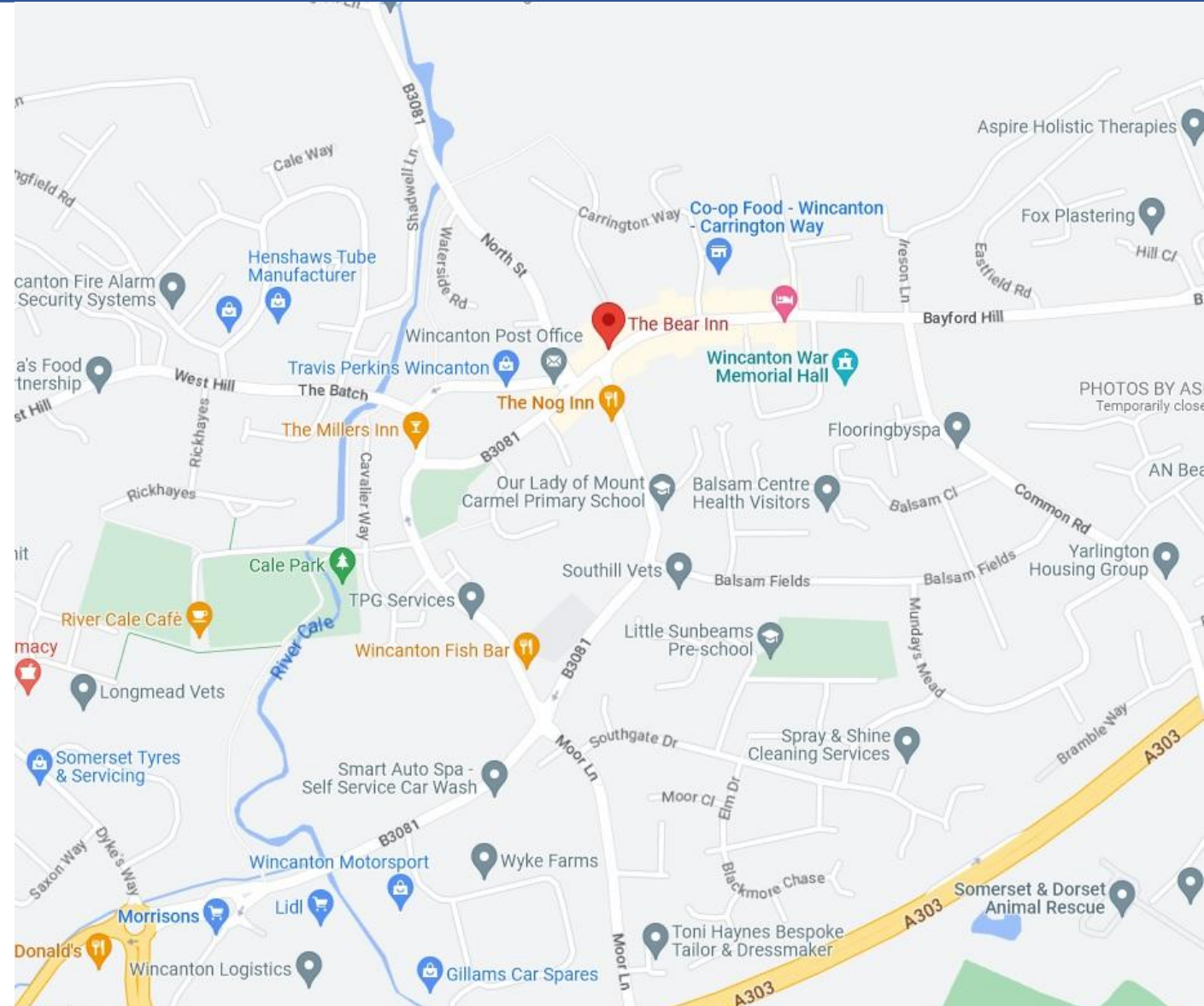
Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

Freehold Vacant Public House with Residential Development Potential



Location:

The property is located on Market Place in a prime position within the popular Somerset town of Wincanton. The town lies off the A303 trunk road between London and the South West and has a population of approximately 6,000 residents. Wincanton is situated on the northeast edge of Blackmore Vale, 12 miles North East of Yeovil and 10 miles North West of Shaftesbury. A wide range of amenities are available locally along with both primary and secondary schools.



Wincanton - The Bear Inn, 12 Market Place, Somerset BA9 9JN

Freehold Vacant Public House with Residential Development Potential

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

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.