

Stembridge - The Rusty Axe, Martock TA12 6DB Freehold Public House with Parking Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Stembridge - The Rusty Axe, Martock TA12 6DB

Freehold Public House with Parking Investment



Investment Consideration:

- Purchase Price: £380,000
- Gross Initial Yield: 6.77%
- Rental Income: £25,740 p.a.
- VAT is applicable to this property
- Comprises large village pub with restaurant, function room and 3-bedroom managers flat
- Benefits from outdoor seating at front and large car park opposite the property
- Martock is a large village and civil parish in Somerset, situated 7 miles (11.3 km) north-west of Yeovil.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Rusty Axe (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, play area, wc`s First Floor: 3 bedrooms, kitchen/living room, bathroom	S&N Pubs Ltd with Personal Guarantee	6 Years 11 Months from 1 March 2022	£25,740	Note 1: FRI Note 2: Rent review on 01.03.25 and 01.03.28 open market upward only Note 3: Break clause in 2023 and 2025 NOT exercised Note 4: Deposit held of £4,290
Total				£25,740	

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Property Description:

Comprises a large thatched village pub and restaurant with function room and a separate 3-bedroom owner's accommodation (complete with own kitchen and bathroom). The property benefits from a commercial catering kitchen, large beer garden and carpark for 10 vehicles and provides the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, kitchen, wc's

First Floor: 3 bedrooms, kitchen/living room, bathroom

Total GIA: 240 sq m (2,583 sq ft)

Tenancy:

The property is at present let to S&N Pubs Ltd with Personal Guarantee for a term of 6 Years 11 Months from 1st March 2022 at a current rent of £25,740 p.a. and the lease contains full repairing and insuring covenants. Rent review on 01.03.25 and 01.03.28 open market upward only. Break clause in 2023 and 2025 NOT exercised. Deposit held of £4,290.



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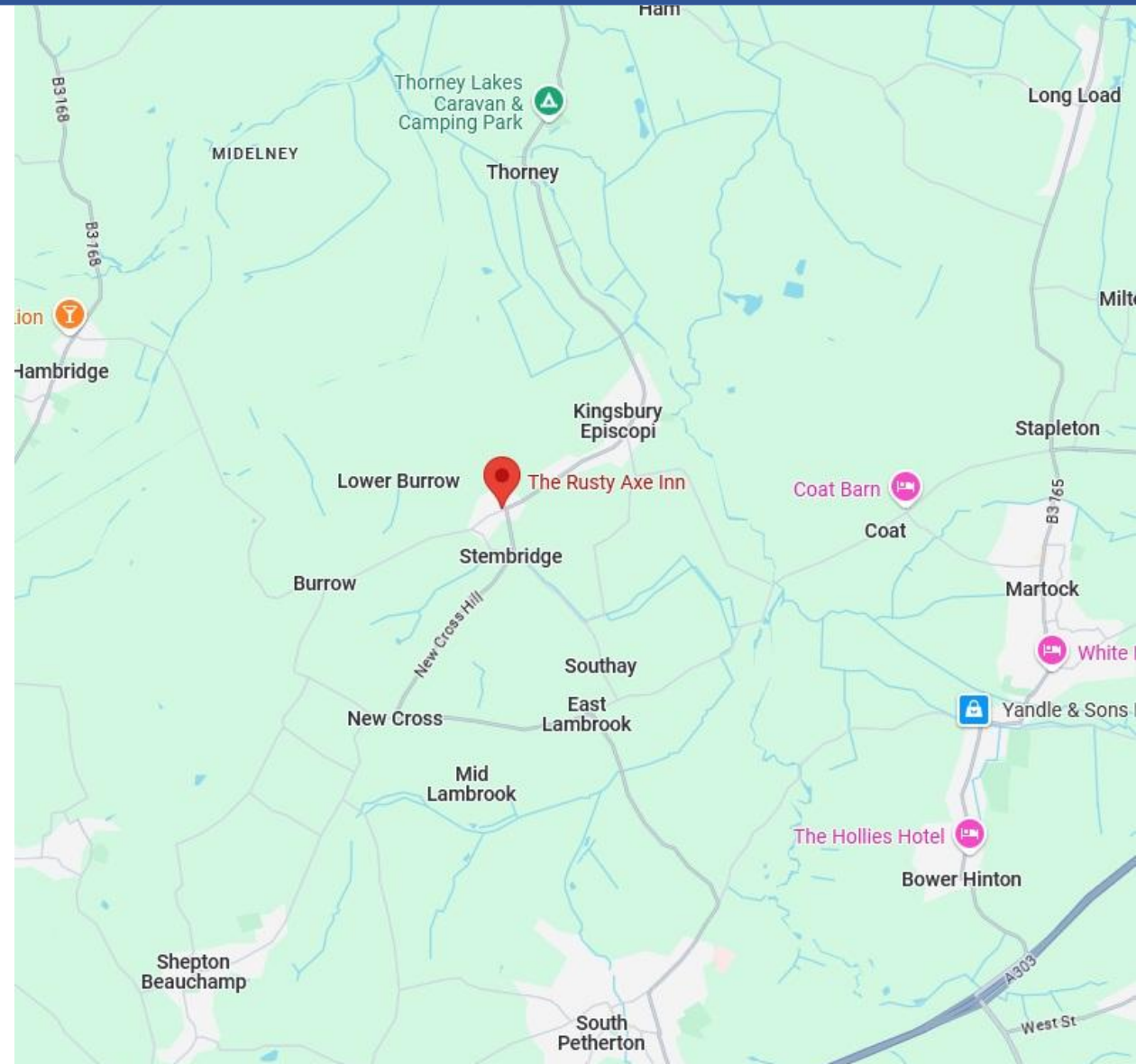


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Location:

Martock is a large village and civil parish in Somerset, England, situated on the edge of the Somerset Levels 7 miles (11.3 km) north west of Yeovil in the South Somerset district. The parish includes Hurst, approximately one mile south of the village, and Bower Hinton, which is located at the western end of the village and bounded by Hurst and the A303. Martock has a population of 4,766 and was historically a market town.



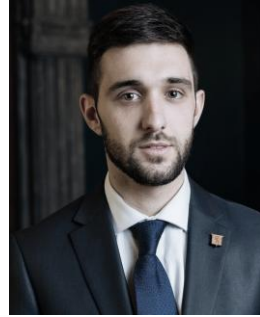
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Contacts:

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