

The Pecking Mill Inn

Evercreech, Somerset, BA4 6PG

COOPER
AND
TANNER



For Sale - £450,000 Freehold

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Somerset

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Description

The property comprises a former inn currently operating as a successful bed and breakfast. The accommodation includes 7 letting rooms, bar, dining room, and commercial kitchen.

There is a large self-contained owner's flat on the first floor, with 4 bedrooms, kitchen, lounge and bathroom.

Externally, there are two car parks to the north and south of the building with access off the A371, a garden, and an attractive external seating area at the rear which backs onto a small stream.

The total site area is circa 0.13 ha (0.32 acres). The approximate area of the building is 325 sqm (3,498 sq ft)

The property is in a prominent location on a busy road and offers significant potential to increase turnover through additional food and beverage offerings.

Planning

Interested parties should make their own enquiries as to the planning status of the property and should satisfy themselves as to the planning potential of any alternative uses being considered.

Asbestos

We do not currently hold an Asbestos Management Survey for the Property.

Location: What3Words

[///slick.adverbs.livid](https://www.what3words.com/slick.adverbs.livid)

The property is located on the A371, 4 miles south of Shepton Mallet and 2 miles from the Royal Bath & West showground. Bath and Bristol are 22 miles and 35 miles away respectively.

Popular tourist destinations in the area include Bruton, The Newt Hotel & Gardens, Glastonbury, and the Cathedral City of Wells. Longleat Safari Park, Cheddar Gorge and Historic Bath Spa are all within a 50-minute drive.

VAT

We understand that the Property is not elected for VAT.

Business Rates

Rateable Value of £ £6,600 (2026 List).

This is not the rates payable.

Services

We understand the unit benefits from connection to mains water, drainage, and electricity. Services and appliances not tested.

EPC Rating

Commercial Energy Efficiency Rating B/50

Tenure

Freehold.

Viewings: By appointment only through the sole agents
Cooper and Tanner 1908 Limited – 03450 34 77 58

COMMERCIAL

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

