

QUAY INN

QUAY STREET, MINEHEAD, TA24 5UJ

PUBLIC HOUSE TO LET



HIGHLIGHTS INCLUDE:

- New Free Of Tie Lease with guide rent of £60,000 per annum
- Site extending to 0.368 acres
- Excellent location in Minehead, overlooking the Quay and Esplanade
- Extensive trading accomodation with seven letting bedrooms
- Well-sized trade garden
- Potential for landlord investment, subject to further discussions

LOCATION

Minehead is a popular coastal town and resort in the county of Somerset, 24 miles (38 kilometres) north west of Taunton and 63 miles (101 kilometres) south east of Bristol.

The Quay Inn occupies a seafront location overlooking the Esplanade, close to the town centre, which is situated just to the south with other nearby occupiers including independent hotel and hospitality operators.

DESCRIPTION

The property comprises a substantial detached building of traditional construction with stone and part rendered elevations beneath a multi pitched tile roof.

There is a small trade seating area to the front, with a larger trade garden and terrace to the rear.

LINKS

GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor The ground floor provides a multi room trading area with central bar servery, providing a bar, restaurant and games area with seating for approximately 70 customers. Ancillary areas include a trade kitchen, stores and customer WC's.

First Floor The first floor provides four en-suite letting bedrooms with sea views, ranging from double / twin to family suites.

Second Floor The second floor provides a further three en-suite letting bedrooms with sea views, comprising of two double / twins and a triple room. Additionally there is a 1 bedroom owners flat.

Externally There is an extensive trade garden and terrace to the rear, accessed via steps. There is an outbuilding with ground floor cellar and WCs and first floor function room.



BUSINESS RATES

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £13,200.

TENANCY

The public house is currently trading and let to a private individual. The property is available to let by way of a new free of tie lease, upon the expiry of the current lease. Details to be confirmed.

PLANNING

The property is not listed but is situated within the Quay Street Conservation Area.



PREMISE LICENCE

The property has a premises licence, permitting on and off sales:

Sun-Thu: 10:00 - 00:00

Fri-Sat: 10:00 - 01:00

EPC

D - 94

TERMS

We are instructed to invite offers in the region of £60,000 per annum, by way of a new free of tie lease.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers and tenants. Prospective purchasers will need to provide proof of identity and residence.



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to the current tenant or staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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