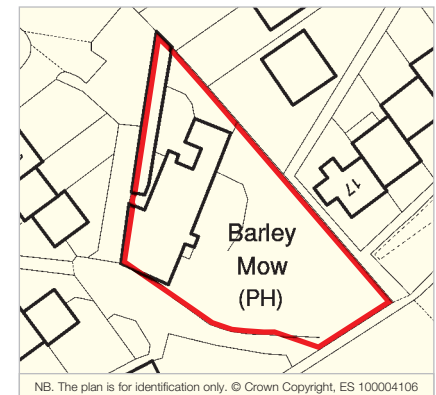


Wellington 'Barley Mow', 131 Rockwell Green, Somerset TA21 9DA

- **A Freehold Detached Public House with Manager's Accommodation above and Car Park**
- Gross Internal Area Approximately 412.2 sq m (4,437 sq ft)
- Site Area Approximately 0.114 Hectares (0.282 Acres)
- Current Rent Reserved
£24,000 per annum



To View

Please email laura.kerr@allsop.co.uk with the subject heading 'Viewings Lot 58'.

Seller's Solicitor

Messrs Carpenters Rose (Ref: Mark Rose).
Tel: 0208 906 0088.
Email: mr@carpentersrose.co.uk

INVESTMENT – Freehold Public House and Site



Tenure

Freehold.

Location

The property is located in the village of Rockwell Green on the north side of Exeter Road and close to Rockwell Green's junction with Popes Lane. A number of facilities are available in the village including a post office, general store and butchers. The town centre of Wellington is located approximately 1 mile to the east and offers a range of local Shops and facilities including two supermarkets and schools. The more extensive facilities of Taunton are available approximately 8 miles to the north-east and provide a wider range of shops, a college, hospital and Rail Station. The M5 Motorway (J26) is located within approximately 3 miles.

Description

The property comprises a detached public house building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a Public House premises on the ground floor with manager's accommodation above. The property benefits from a substantial car park to the front. There is a rear/side garden and rear access and the property occupies an irregular shaped site extending to approximately 0.114 hectares (0.282 acres).

Accommodation

Ground Floor – Main Bar Area with Casual Seating, Dining Area, Ladies and Gents WCs, Commercial Kitchen, Skittle Alley, Cellar Room, Utility Room

First Floor – Manager's Accommodation comprising Four Bedrooms, Bathroom, Sitting room (provides access to one of the bedrooms)

Ground Floor: GIA extending to approximately 297 sq m (3,197 sq ft inc. skittle alley)

First Floor: GIA extending to approximately 115.2 sq m (1,240 sq ft)

Total Site Area Approximately 0.114 Hectares (0.282 Acres)

Tenancy

The property is subject to a Commercial Lease for a term of 25 years from 25th September 2004 at a current rent of £2,000 per calendar month.

VAT

VAT is applicable on this Lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.