



The Nags Head Tavern

Thornfalcon, Taunton, TA3 5NW

Freehold OIEO £300,000

- Freehouse near county town of Taunton
- Prominent dual carriageway/main road location near M5 motorway
- Two bars (66), function room/skittle alley (80)
- Three bedroom flat
- Car park and garden
- Planning permission granted to convert into residential dwelling

Ref: 2846

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SP Sidney
Phillips



Photographs taken prior to closure

LOCATION

The Nags Head occupies a landmark trading position standing beside the westbound A358 dual carriageway which links the A303 to the county town of Taunton at junction 25 of the M5 motorway. Thornfalcon village straddles the A358. It is an historic village with notable period properties and a nearby campsite which would prove beneficial to trade.

The A358 is one of the busiest A roads in the West Country with a high volume of local and commuter traffic, much of which is en route to the M5/Taunton, both of which are approximately two miles distant.

The premises comprise the following accommodation:-

TRADE AREAS

GROUND FLOOR

Front entrance porch into the MAIN TRADING AREA with a seating capacity of approximately 66. There are many traditional features including substantial overhead beams, timber upright pillars, exposed brick and stonework and part wooden floor. The centrepiece is a double-sided stone inglenook fireplace with inset bread oven. The MAIN BAR comprises three adjoining sections, including two small snug areas. BAR SERVERY with panel front and polished top counter and mirror back bar display.

Access to the SKITTLE ALLEY/FUNCTION ROOM which has a capacity of 80. This is a more modern extension which has previously been a popular Carvery. It is also ideal for private functions and benefits from direct access into the enclosed garden. Far end STORE AREA. Rear LOBBY with access to the garden and LADIES' and GENTLEMEN'S TOILETS. CATERING KITCHEN, adjoining WASH-UP AREA and external access to the BEER STORE.

OWNERS ACCOMMODATION

At first floor, comprising: THREE LARGE BEDROOMS, KITCHENETTE on a wide landing and a BATHROOM.

EXTERNAL

FORECOURT seating area. Side and rear CAR PARK for 40. Grassed OVERSPILL CAR PARK. Mostly enclosed GARDEN. Small OUTBUILDING/STORE.

THE BUSINESS

The property was previously occupied under a long term lease which expired in early 2020.

There are no trading figures available and applicants will have to make their own assessment as to the future trade potential of this outlet.

The Nags Head has been granted Planning Permission for conversion to a residential dwelling. Please find further information at Nags Head, Planning: Somerset West and Taunton Application Number: 40/21/0013.

LICENCE

A Premises Licence is held for supply of alcohol, late night refreshment and provision of facilities for music. Permitted hours are:

Sunday to Thursday: 11:00 - 00.30

Friday and Saturday: 11:00 - 01:30

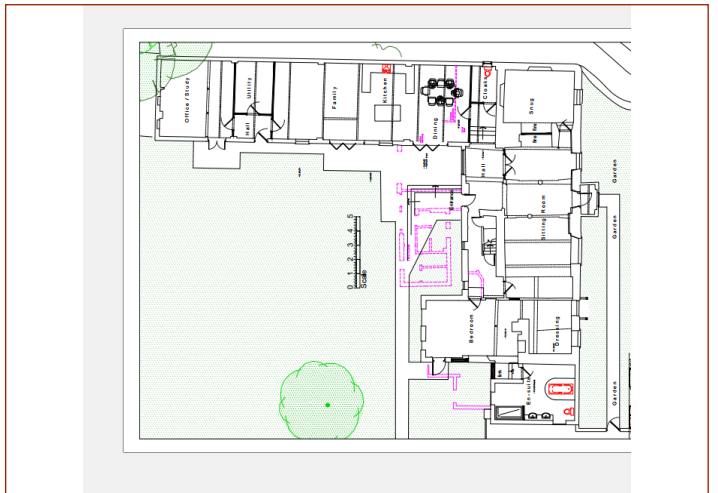
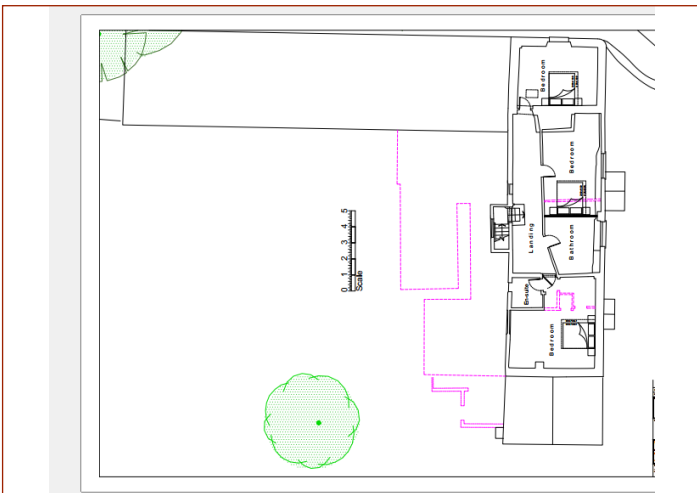
SERVICES

Mains water and electricity. SEPTIC TANK drainage system with private treatment station.

Bottle PROPANE GAS.

There is OIL FIRED CENTRAL HEATING.

Local Authority: Somerset Council



TENURE & PRICE

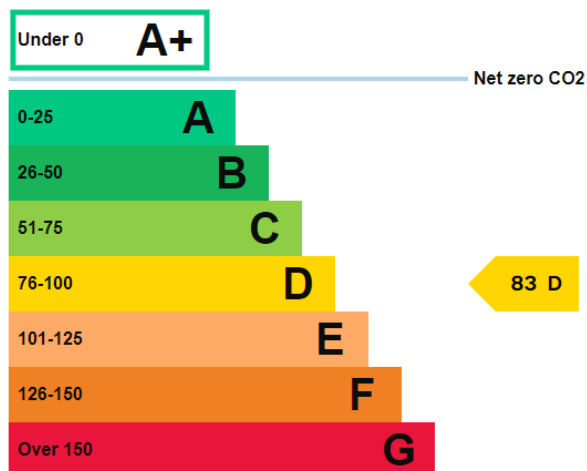
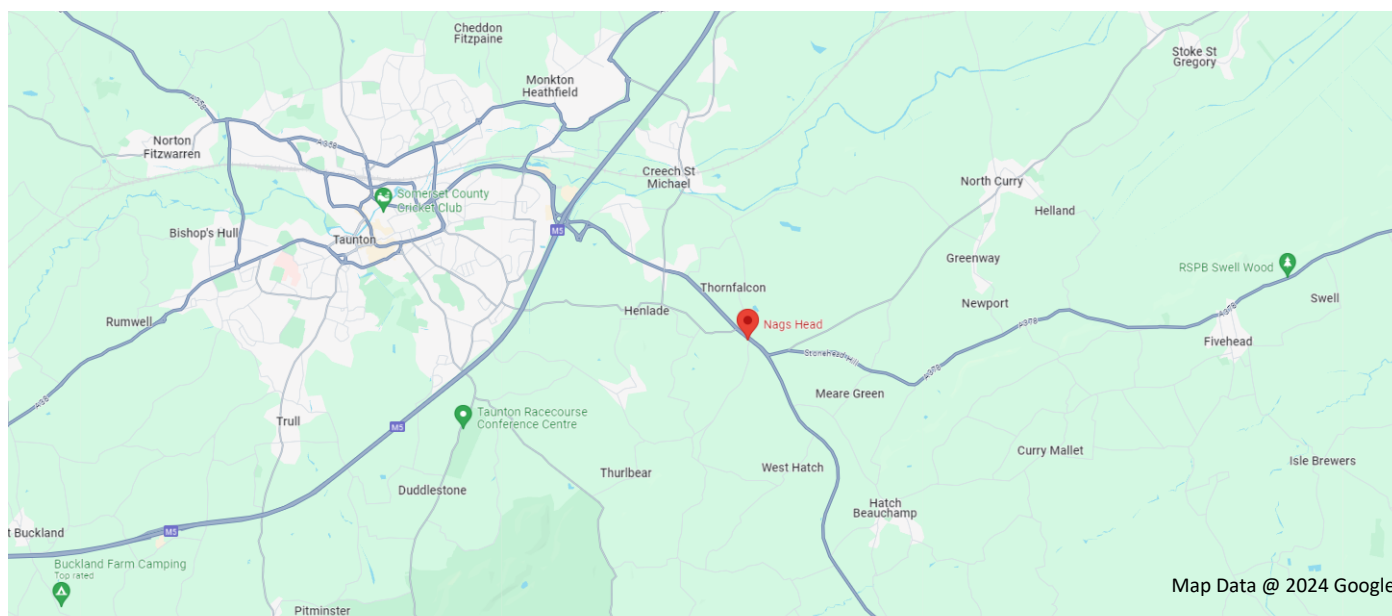
FREEHOLD Offers in Excess of £300,000

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

SALES CONDITIONS

- Each party is to be responsible for their own costs incurred in this transaction.
- The Purchaser (via their Solicitor) will be required to pay an abortive legal fee deposit of £5000 (to be held by the Seller's Solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's Solicitor to the Purchaser's Solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Seller will undertake to provide timely responses to the Purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable to show good title or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.



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EPC Reference: 0227-7434-2940-0500-3003

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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