

PHOTOS TAKEN PRIOR TO CLOSURE



The Globe Inn

4 Church Street, Cannington, Bridgwater, Somerset TA5 2HA

Freehold £195,000

- Centre of large Somerset village
- Close to coastline, M5 and Quantock Hills
- Main bar and back bar (48). Skittle alley/function room
- Owners' accommodation
- Spacious rear trade garden (60+)
- Sold with vacant possession

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SP **Sidney
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LOCATION

The Globe Inn lies in the heart of the large village of Cannington which has a population of around 2,300. The village is bypassed by the A39; eastbound will lead you to the nearby town of Bridgwater and the M5 motorway, westbound will take you towards the West Somerset and North Devon coastlines and is consequently a popular tourist route that leads to Exmoor National Park.

Cannington is home to a large agricultural college which was established in 1921 and has links to Brynmore Academy. Also located in the village is a dairy owned by Yeo Valley Organic.

Bridgwater is approximately 3 miles southeast of the village and Hinkley Point C Nuclear Power Station is approximately 5 miles northwest. Hinkley Point is one of Europe's largest construction sites and employs approximately 25,000 workers. It is expected to provide power to 6 million homes for the next 60 years.

This end terrace, two storey property is of brick construction under a pitched tile roof. The pub occupies a plot of approximately 0.21 of an acre which includes the outside trading space.

TRADE AREAS

Front entrance into PORCH leading to MAIN BAR which seats 12. This trading space has fitted carpet, ceiling and standing timbers, a polished top BAR SERVERY and a fireplace with inset stove. Beyond is a BACK BAR of similar character which seats a further 36.

LADIES' and GENTLEMEN'S TOILETS.

FUNCTION ROOM/SKITTLE ALLEY, with fitted carpet, standing timbers and fireplace with log burning stove.

Domestic KITCHEN. On level refrigerated BEER STORE. STORE ROOM.

OWNERS ACCOMMODATION

Located at first floor and comprising: THREE BEDROOMS and family BATHROOM.

EXTERNAL

Enclosed outside TRADE SPACE in the shadow of the picturesque tower of St. Mary's Church with seating for over 60. Beyond the trade area is a long narrow private garden. Sheltered smoking solution for around 10 customers.



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THE BUSINESS

The business was being operated by a third party up until the latter part of 2024, but has been closed since then. Therefore no trading figures are available, although we understand that the previous operation was wet sales driven. Prospective purchasers must make their own assessment as to the likely trade levels, having due regard to the location and potential of the site.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the seller. If required, the buyer may obtain an inventory (approved by the seller) at their own cost. The seller will not be required to remove any such items that remain on the property on completion.



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TENURE & PRICE

FREEHOLD £195,000 sold as seen and with vacant possession.

The property is elected for VAT. VAT 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.

LICENCE

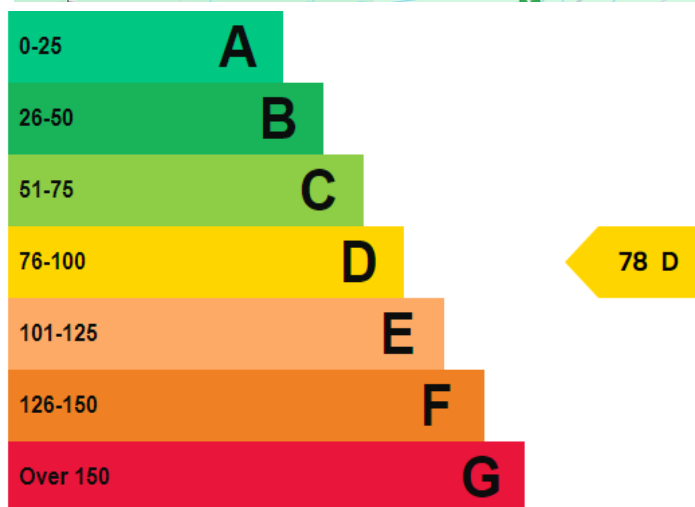
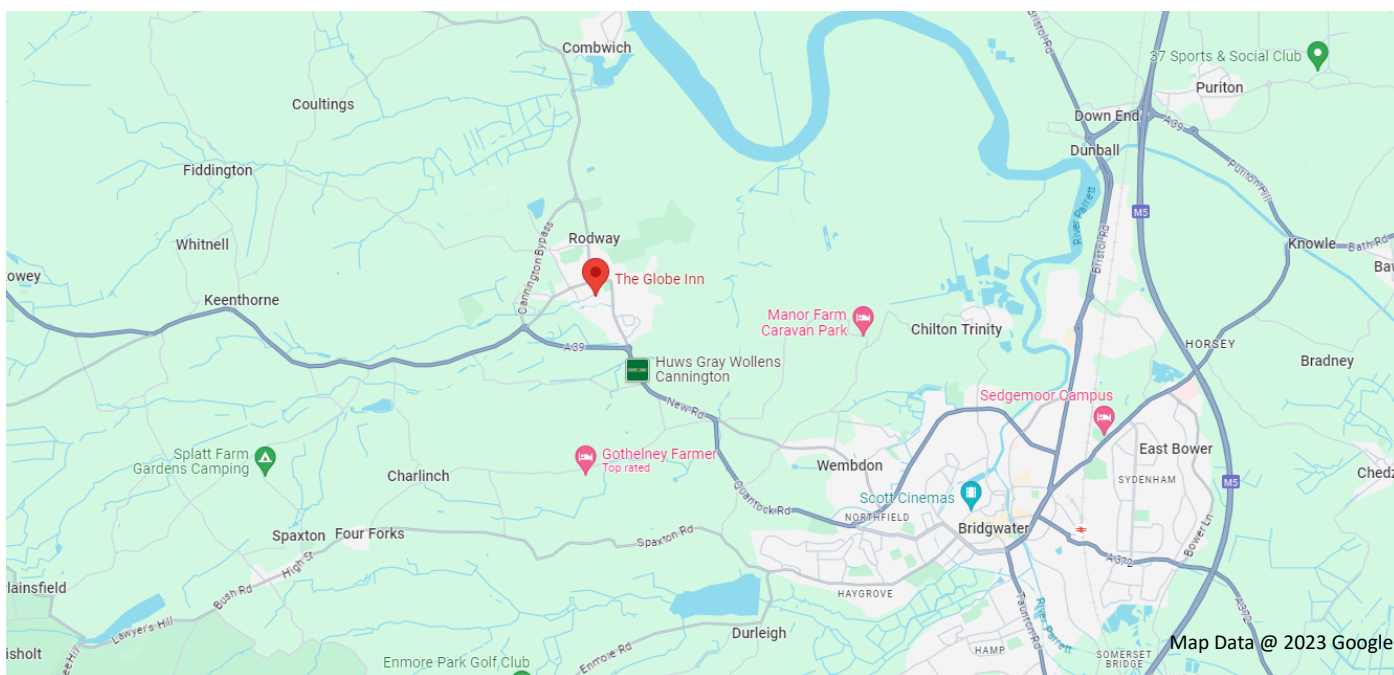
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Somerset Council

Rateable Value as at 01 April 2026: £7,000



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: 4969-4041-3042-0565-1406

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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