



Leather & Lace

114 Broadway, Chilton Polden, Bridgwater, Somerset, TA7 9EW

Tenure: Freehold Investment

Price: £375,000

Ref: 96337

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Stylish public house in Polden Hills village
- Main bar and dining area
- Integral function room and skittle alley
- Two bedroom owners' accommodation
- Large trade garden and car park
- Annual rent: £24,000. Gross yield: 6.40%

Location

Leather & Lace Bar & Grill occupies a central position in the attractive Somerset village of Chilton Polden. It is situated on Broadway, the main road through the village which runs parallel to the A39. The latter connects the nearby towns of Glastonbury and Bridgwater; Bridgwater is 6 miles west and Glastonbury 10 miles east. Junction 23 of the M5 motorway can be accessed near Bridgwater and is five miles from the village.

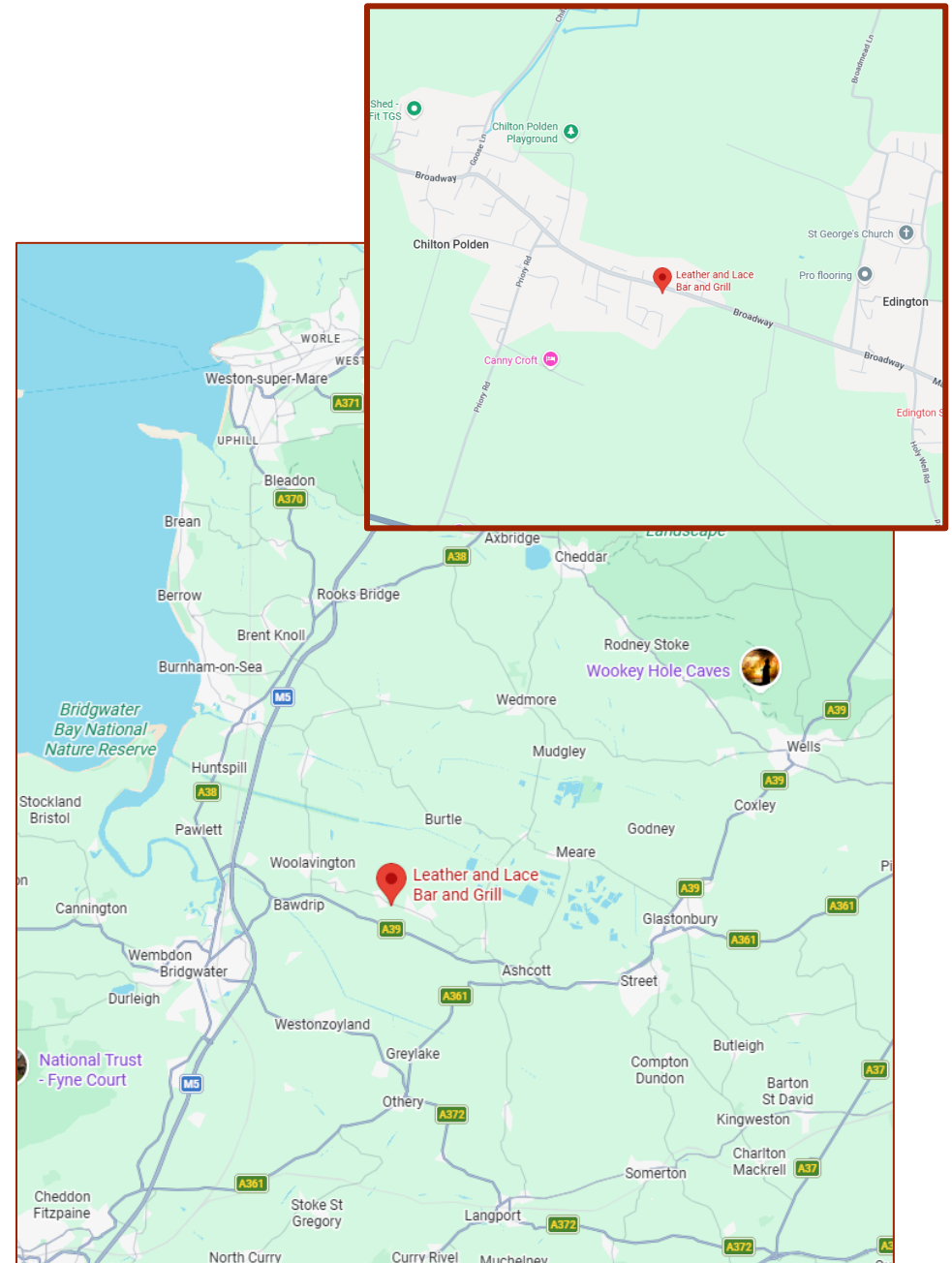
Chilton Polden is close to England's smallest city, Wells, as well as the Somerset coastal towns of Burnham-on-Sea and Weston-Super-Mare. The Somerset Levels and the RSPB Nature Reserve managed by the Somerset Wildlife Trust are both easily accessible from the village.

Chilton Polden is situated in the Polden Hills, from which the village gets its name. The Hills are a raised elevation and extend for approximately 10 miles, dwarfing the surrounding Somerset Levels.

The village has a population of around 700 residents and continues to expand with the construction of a modern housing development by Persimmon Homes on the ground immediately adjoining Leather & Lace Bar & Grill.

The business occupies a notable two-storey, detached property under rendered elevations with a pitched slate roof. The property has undergone a transformation in recent years, having formerly been known as The White Hart.

The premises is briefly described as follows:



Trade Areas

Front and rear entrances into the MAIN BAR which features an inglenook fireplace with log burning stove and a BAR SERVERY. The adjoining DINING ROOM has similar décor to the main bar with wooden floorboards.

INTEGRAL FUNCTION ROOM to the rear of the property with adjoining SKITTLE ALLEY with a partition wall. To the rear of the property, under a polycarbonate roof in a cladded extension, is 'The Garden Room'.

An interconnecting rear corridor provides access to the LADIES', GENTLEMEN'S and DISABLED TOILETS. Other ancillary areas include: OFFICE, UTILITY ROOM, BOTTLE STORE and REFRIGERATED BEER STORE.

The CATERING KITCHEN and PREPARATION AREA are fitted with nonslip flooring and hygienic wall cladding.

DRY STORE. WASH-UP ROOM. DESSERT ROOM.

Owners' Accommodation

Located at first floor with both internal and external staircases, comprising: TWO DOUBLE BEDROOMS, DOMESTIC KITCHEN, SITTING ROOM and BATHROOM.

NB: in early 2025, the owners' accommodation was fully refurbished.

External

Large, lawned rear TRADE GARDEN. GARDEN BAR with self-contained beer lines. Forecourt lawned area. Tarmacadam CAR PARK. Rear OUTBUILDING used as WORKSHOP/DOUBLE GARAGE.







The Pit Stop Café

Adjoining café with wood effect flooring and wooden counter (mainly used for takeaway service).

The Business

Previously known as The White Hart, Leather & Lace Bar & Grill has been transformed by our client who took over the premises in February 2021 and operated it themselves for several years. Since Autumn 2025, the premises has been leased to third-party tenants and accounts are not available.

The operating business is unaffected by the sale.

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





Licences

A full Premises Licence is held permitting the sale of alcohol:

Sunday to Thursday: 10:00 - 00:00

Friday & Saturday: 10:00 - 01:00

Services

Mains water, electricity and drainage are connected. Oil-fired central heating and propane gas for cooking.

Local Authority: Somerset Council.

Rateable value: £16,000 from 01 April 2026.

Tenure & Price

FREEHOLD INVESTMENT VALUE £375,000

Headline lease terms

TERM	Seven years, commencing 8 November 2025.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
RENT	£24,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term at open market rent.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Freeholder retaining responsibility for the structure of the building. The Lessee is to be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord insures the building, the cost of which is charged to the Tenant by way of an Insurance Rent
VAT	VAT is not be payable on rental payments.





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Business Mortgages

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Utility Helpline

01432 378690

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