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Greenslade Taylor Hunt



Public House For Sale

The Ashill Inn, Ashill, Ilminster, Somerset, TA19 9ND

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Public House For Sale

Freehold Guide Price: £995,000

- Freehouse in desirable village – under same ownership for last 50 years
- Bar, Dining Room, Skittle Alley, 3 Bedrooms and separate 1/2 Bedroom Flat
- Large grounds including Beer Garden and Car Park
- Sale includes full fixtures and fittings

Location

The Ashill Inn is located in the desirable village of Ashill, just some 7 miles south of Taunton and 3 miles north of Ilminster, just off the A358 – the main link road between the A303 and the M5.

Description

The Ashill Inn is an attractive property with main bar and separate dining room, plus residential accommodation above and an additional 1 bedroom flat to the rear. The property benefits from sizeable grounds which include a skittle alley, well maintained lawned beer garden, surfaced car park and further private garden/vegetable patch with additional outbuilding and polytunnel.

Accommodation

Main Bar - Comprising interconnecting rooms with seating for approximately 50 and benefitting from a brick built and separate inglenook fireplace with wood burner, windows seating, fitted carpets and a variety of natural wood tables, chairs and stools. Gas heating to part.

Bar Servery - With timber paneled counter, back bar cabinet and matching timber canopy.

Dining Room - Comprising two interconnecting rooms off of the main bar and providing room for circa. 40 covers with separate servery, fitted carpets and natural wood tables and chairs.

Catering Kitchen - Situated to the rear of the main bar and with separate access to the dining room and includes all catering equipment comprising gas oven/hob, fryers, fridges and freezers.

Skittle Alley / Function Room - Accessed off of the car park, comprising a single storey building with skittle alley, plus seating and gas heating.

Additional ground floor accommodation includes a fully fitted beer cellar, private lounge/office, washroom/workshop and a further store, plus customer male and female toilets.

Residential Accommodation

To the first floor there are three bedrooms comprising: -

- Bedroom 1: 1x double, 2x single beds
- Bedroom 2: 1x double bed with shower cubicle
- Bedroom 3: 1x double, 1x single bed
- Separate bathroom with bath, wash-hand basin and wc.
- Separate flat: accessed through the private lounge/office, with reception room/double bedroom and shower room/wc to the ground floor and further double bedroom to the first floor

	SQ M	SQ FT
Main Bar	83.8	902
Dining Room	48.9	527
Kitchen	26.0	279
Beer Cellar	16.0	172
Rear office/Sitting room	17.5	189
Washroom/Workshop	21.5	232
Store	18.9	203
Total Ground Floor	232.6	2,504
Bedroom 1	23.8	256
Bedroom 2	16.3	175
Bedroom 3	14.0	151
Bathroom/WC	5.5	59
Total First Floor	59.6	641
1 Bedroom flat	30.6	329
Skittle Alley	65.8	708



Energy Performance

To be confirmed.

£2,750

Band A

The Business

The Ashill Inn has been in the same ownership for the last 50 years and is well supported by a skittle team and regular live music events. The present owners run both wet and food sales. The premises has a 24 hour 7 day Licence for the supply of alcohol and refreshments. Further information on trading accounts to be provided on request.

Services

The premises have mains electricity, water, drainage and bottled propane gas.

Method of Sale

The property is offered for sale Freehold by private treaty. It is to be sold as a going concern with all fixtures and fittings and a full trade inventory. Wet and dry stocks are in addition at valuation.

Guide Price

£995,000

Viewing

Strictly by appointment with sole agents:-

Robert Clark or Simon Welch, Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

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