

# The Thatched Cottage

Ref No: 3104

63-67 Charlton Road, Shepton Mallet, Somerset, BA4 5QF



## Substantial Grade II Listed Thatched Country Inn with Letting Rooms

100 + Covers Over 4 Character Trading Areas

8 Very Well Appointed En Suite Letting Rooms

1 Bed Owners Cottage

High Turnover Business - Further Growth Potential

£79,950 Leasehold

Interested in this property?

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## LOCATION

The Thatched Cottage is situated on the busy A361 road on the edge of the historic town of Shepton Mallet. Shepton Mallet is a market town located 18 miles south of Bristol, nestling in a fold of the Mendips. It is the closest town to Glastonbury Festival site and the Bath and West Showground which hosts many large events throughout the year. The town is often referred to as the 'Gateway to the Mendips' which is a popular tourist destination within its own right. Nearby are many visitor attractions, National Trust properties and places of interest including Kilver Court Gardens, The Bishops Palace at Wells, Wookey Hole Caves and Cheddar Gorge. The Cities of Wells, Bath and Bristol are all less than an hours drive from the property.

## DESCRIPTION

A substantial, detached Grade II Listed thatched building sat in a generous plot with large car park and trade gardens to two sides. Internally the property is beautifully presented with interlinking character trading areas providing over a hundred covers in total. The property benefits from an extremely well equipped commercial kitchen with ancillary utilities. The 4\* rated 8 en suite letting rooms are all beautifully and individually presented, 2 of which are superior rooms. Outside there is a 1 bed owners detached cottage and 2 outside trading areas, 1 of which has been completely renovated and re-landscaped in the last year.

The accommodation comprises:-

### ENTRANCE PORCH

Leading to

### RECEPTION AREA

With seating at a number of leather Chesterfield armchairs and sofas with exposed beamed ceilings, stripped oak wood flooring and focal staircase. Interlinked with

### MAIN BAR

With shared timber topped and front BAR SERVERY with reception area, tiled floors and seating at a number of leather arm chairs and sofas. Timber paneling to dado height and focal stone surround fireplace. BAR SERVERY with electronic cash register, bottle fridges, glass washer, Belfast sink and bespoke shelving for optics. Through to

### UPPER RESTAURANT

With 45 + covers. Character room with exposed beams. stripped wood flooring, stone surround and inglenook fireplace (not used) and oak paneling to dado height. Seating at a range of rustic timber tables with matches chairs. Downstairs to

### LOWER RESTAURANT

With circa 20 covers continued in the same style with focal stone fireplace and cast iron wood burner, dado paneling and tiled floors. Through double doors to

### THE PARLOUR

A beautiful paneled function room with vaulted ceiling and stone flagged floors with focal fireplace.

Wall mounted flat TV and double doors to outside. Circa 25+ covers. Swing door to kitchens.

### LADIES & GENTS CLOAKROOMS

### COMMERCIAL KITCHEN

Fully equipped with main extraction and a range of quality commercial kitchen.

### DISHWASHER & REFRIGERATION AREAS

### COFFEE & PREP ROOM

### DRY STORAGE/UTILITY AREA

With doors to outside. Swing doors to trading areas.

### TEMPERATURE CONTROLLED BEER CELLAR

### BOTTLE STORE

### FIRST FLOOR

Letting rooms, all very well presented with tea & coffee making facilities, trouser press, direct dial phone, freeview TV, free WIFI and high speed broadband connection.

### ALDHELM

Superior room with en suite bath, separate shower.

### BODDEN

Superior room with en suite bath, separate shower.

### DOULTING

Double with en suite bath with shower over.

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## CRANMORE

Double with en suite bath and shower over.

## FORDE

Double with en suite bath and shower over.

## DOUBLE EN SUITE BATH WITH SHOWER OVER.

Double en suite bath with shower over.

## HAVEN

Twin with dual aspect, bath with shower over.

## GODMINSTER

Double en suite with bath and shower over.

## OUTSIDE

Owners Cottage. With lower ground floor bathroom with shower Kitchen/Utility Area Ground Floor Lounge with centrally positioned stone fireplace Double Bedroom With French doors to outside.

## LARGE CAR PARK

## OUTSIDE TRADING AREAS

Beer Garden to the front of the property with pub benches and patio to main entrance. To the rear is a newly created and landscaped outside seating area with timber decking and Pergola over. Seating at a number of circular, eight seater pub benches and direct access from the Parlour (Function Room).

## GENERAL INFORMATION

### RATEABLE VALUE

£50,000. This is not rates payable. For further information we advise you contact the local billing authority, Mendip District Council, Tel. 0300 303 8588.

### BUSINESS

The Thatched Cottage Inn is a well-known and well established business situated in a handsome property, bounding with character. It's visible and accessible roadside location makes the Thatched Cottage an easy place to stop for anyone wishing to eat, drink or stay in and around the Shepton Mallet area. The pub is also a regular haunt for many locals and regulars and is a popular choice for businesses in the area. The operation is run by the owner with a compliment of full time and part time staff and is open all day, every day. Business is slightly Food led and has a good reputation for its locally sourced and fresh menu.

### BUSINESS CONTINUED

The Thatched Cottage has built up a good reputation for function trade and is often booked up with parties, wakes, christenings etc although this trade could be grown further. The 8 en suite rooms compliment the wet and dry trade downstairs and help bolster the business overall. The tariff ranges from £79 single occupancy to £120 for a superior room on a B&B basis and occupancy rates are good. Further trading Profit & Loss accounts will be made available to Bona Fide parties following a formal viewing arranged with the Sole Selling Agents Bettesworths.

### TENURE

We have been informed the Thatched Cottage Inn is held on a renewable, fully repairing and insuring Greene King lease with 9 years expired (with the benefit of security of tenure). The property has a passing rent of £65,000 per annum based on a partial tie for beers and ciders only.

### SERVICES

We have been informed the property is connected to all mains services.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but to exclude the owners personal effects.

### STOCK

Will be in addition, at valuation on the day of completion.

### EPC – Exempt – Grade II Listed Building



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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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