



The Bell

Rudge Road, Standerwick, Somerset, BA11 2PP



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**Substantial Freehold Country Pub and Successful Business on Large Main Road Plot
Four Interconnecting, Well Presented Trading Areas & Main Central Bar Servery/Carvery
Very Well Appointed 3 Bed Owner's Accommodation
Pretty Landscaped Trading Patios with Separate Beer Garden
Large Car Park**

LOCATION

Situated on the Wiltshire and Somerset boarder, with the Mendip Hills as a backdrop, Standerwick is located just outside the villages of Beckington and Rudge, close to the thriving town of Frome. The whole area is renowned for its picturesque towns and villages, with stunning architecture, including Frome and Westbury, with a mainline railway station providing excellent direct access to Bath, Bristol, Salisbury and London. Nearby Trowbridge has a cinema complex and many supermarkets with the market towns of Frome and Bradford-on-Avon both providing more cultural experience. The popular tourist attractions of Longleat and Stonehenge are within easy reach, as is Centre Parcs. The Bell is approximately 13 miles away from the World Heritage City of Bath.

DESCRIPTION

A substantial two storey detached property, which has been extended over the years. The property benefits from a particularly large car park and trade garden, with a pretty trade patio immediately outside the pub. The property is very well presented throughout and is highly visible from the A36.

Ref No: 5029

£450,000 Freehold

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The property briefly comprises:-

ENTRANCE PORCH

DISABLED WC

Double doors to:-

MAIN BAR

Centrally positioned servery and carvery with back bar fittings. Timber top bar servery with stone flag floors surrounding. Through to:-

MAIN RESTAURANT

Part carpeted, part LVT flooring. Seating for circa 26 at circular pine tables with matching chairs, painted timber panelling to dado height. Main fireplace to far end. Recently redecorated with a modern grey theme.

SECONDARY DINING AREA

Circa 24 covers with double doors leading to outside patio. Painted panelling to dado height. Carpeted. Glazed French doors to outside.

FUNCTION ROOM/ DINING ROOM

With exposed brick walls, seating for 30+ at a range of timber tables and chairs. Brick fireplace with cast iron wood burner. Carpeted. Glazed French doors to outside.

LADIES & GENTS WCS

COMMERCIAL KITCHEN

Situated over two levels and fully equipped.

GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR

2 X CLEANING CUPBOARDS

FIRST FLOOR

With internal staircase leading to:-

ATTRACTIVE OWNERS' APARTMENT

Which has recently been completely refurbished comprising:-

LIVING ROOM

With dual aspect.

DOUBLE BEDROOM

KITCHEN

With domestic fitted units.

FAMILY BATHROOM

With walk in shower, WC & wash hand basin.

MASTER BEDROOM

DRESSING ROOM

BOILER CUPBOARD

FURTHER BEDROOM

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OUTSIDE

Large outside trading patio area with seating for 40+ with a range of outside metal framed garden furniture and glazed tables with pub benches.

OUTSIDE PIZZA OVEN

SECONDARY OUTSIDE SEATING AREA

With patio/gravel seating area comprising 6 x 6 seater benches. Walkway through to:-

BEER GARDEN

Large pub garden with a number of pub benches and children's play equipment.

REAR OF PROPERTY

Fenced compound housing gas tank. Large enclosed bin storage and refuse area. Corrugated iron large garden shed. Pathway leading to gated private parking space.

LARGE CAR PARK

With 34 spaces and two disabled spaces.

GENERAL INFORMATION

THE BUSINESS

Situated on the edge of the Mendip Hills, The Bell is the ideal stopping point for travellers on route to Bath and Bristol, as well as being the perfect venue for family gatherings. Attracting locals and walkers alike, the pub welcomes dogs and offers a traditional yet varied menu to cater to all taste and is particularly popular destination for Sunday roasts.

The Bell trades successfully throughout the year and currently opens from 12 – 3.30pm and 5.30 – 10pm (except Monday when closed) and from 12 – 5pm on Sundays.

The sale will be with vacant possession subject to termination of the current tenancy, timing to be agreed. The current pub operators have indicated flexibility over the handover date.

RATEABLE VALUE

2023 List: £15,100.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

INVENTORY

Subject to negotiation, the intention is the sale will include the trade furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects and any third party hire items.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Interested parties are requested to be respectful to the ongoing businesses of our client's operators.

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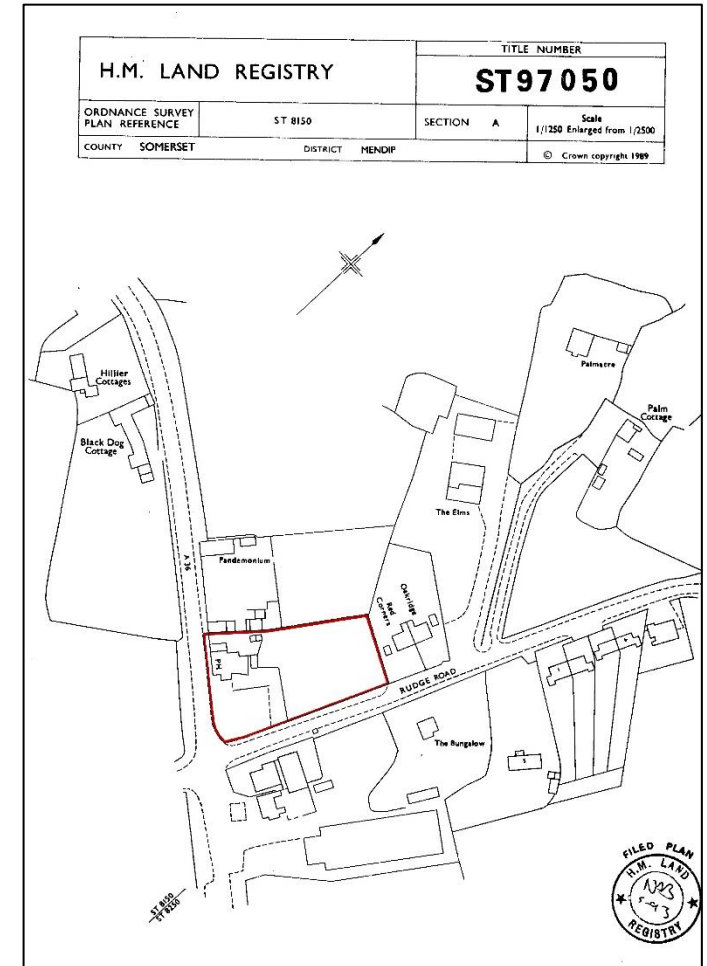
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