



VICTORIA INN, SHEPTON MALLETT

SHEPTON MALLETT, BA4 5DX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Shepton Mallet is a market town and civil parish located in Somerset, 16 miles southwest of Bath and 18 miles south of Bristol. As of 2019, it had an estimated population of 10,810. The town is nestled near the Mendip Hills to the north, with the River Sheppey flowing through it. Notably, Shepton Mallet is the closest town to the renowned Glastonbury Festival and is also in proximity to the Royal Bath and West of England Society showground. Shepton Mallet is well-connected by the A37, which links the town to Bristol to the north and Yeovil to the south. The A361 provides access to the town from the east and west, connecting to places like Glastonbury and Frome. The town is also within reach of the M5 motorway, with junctions at Bridgwater and Taunton, making it accessible from the broader motorway network. The town boasts a regular bus service, however does not have its own railway station.

Pub Layout

As you enter through the main roadside entrance, you'll immediately find yourself in the bar, which is a single-room setup with a central bar servery. The interior is furnished with a combination of fixed and loose seating, offering flexibility for different occasions. On the left side of the room, there's a darts oche, perfect for engaging locals in friendly competition, while TVs are strategically placed on the right to cater to sports enthusiasts. Behind the bar, you'll find the domestic kitchen, conveniently located to serve the needs of the establishment and provide a back bar food offering. The ladies is located on one side of the bar, with the gents on the opposite side. The hidden gem to this site is the garden area which is located at the back of the pub. There's a spacious outdoor drinking area that features a well-maintained terrace, used as a smoking solution and a grassed area perfect for locals to enjoy the good weather.

TRADING STYLE

The Victoria Inn is available due to the retirement of its long-standing licensee. Despite its central location in the heart of Shepton Mallet, the pub has maintained its reputation as a true community local. Currently, the Victoria Inn operates as a drinks-only establishment, offering a welcoming atmosphere with entertainment options, some televised sports, and even hosting its own darts team. This pub has been a cornerstone for local residents, providing a familiar and friendly environment for socializing and community events.

ACCOMMODATION

Private Accommodation

The spacious accommodation consists of 3 bedrooms, lounge, bathroom and kitchen – (located downstairs).

FINANCIAL

Annual Rent: £17,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,500

Stock: £2,500

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Sports Driven



Community
Local



3+ Private
Bedrooms



Cask Ale



Sports Teams



Beer Garden

BDM VISION

This opportunity is perfect for an experienced licensee or someone eager to enter the trade. While not required, local knowledge could be a significant advantage. We are looking for someone ready to take the helm of this well-established pub and propel the business to new heights. There's great potential to introduce a backbar food service, host more regular events, and expand the sports offerings. The Victoria's standout feature is its status as the only pub in town with a beer garden, a unique selling point that the new licensee should fully leverage, especially during the warmer months.



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