

GREAT LYDE

Cavalier Way, Yeovil, BA21 5UA

FREEHOLD: £425,000 | REF: 3858302

CHRISTIE & CO

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KEY HIGHLIGHTS

- GIA of approximately 7,341 sqft (682 sqm)
- Site area approximately 0.75 acres
- Large car park - c.40 cars
- Sizeable living accommodation
- Restaurant covers 79, bar covers 68+
- Energy Rating B



LOCATION

Located in the vibrant town of Yeovil, near Somerset's southern border, The Great Lyde enjoys a prime position within a thriving residential community. With approximately 4,460 homes within a 1km radius and a town population exceeding 50,000, the pub benefits from a strong local customer base.

Yeovil is surrounded by picturesque countryside and offers a wide range of amenities and attractions. From shopping and theatre to the scenic Yeovil Country Park, there's something for everyone. The Great Lyde is known for its live music events, a thriving carvery business, and regular quiz nights that bring the community together.

DESCRIPTION

The Great Lyde is a public house, originally developed by the current owner around 40 years ago from a historic farmhouse. This substantial detached property is set on a generous plot of approximately 0.75 acres, featuring a grassed beer garden with 42 covers, a spacious trade patio with seating for another 40 guests, and a large customer car park accommodating c. 40 vehicles.



INTERNAL DETAILS

The building spans three levels basement, ground, and first floor. The ground floor offers two distinct trading areas: a restaurant (79 covers) with a bar servery and additional seating (30 covers), a sports bar complete with a skittle alley and bar servery.

Additional amenities on this level include two sets of ladies' and gentlemen's WCs, access WC, a large commercial kitchen, and ample storage areas.

OWNER'S ACCOMMODATION

Accessed via the restaurant area, a staircase leads to the owner's accommodation on the first floor. The current layout comprises five generously sized bedrooms, each suitable for a double bed, along with an office, a separate WC and bathroom, and a spacious open-plan living room and kitchen.

There is potential to reconfigure this space into two self-contained flats, subject to the necessary consents.

BUSINESS RATES

The current rateable value is £18,500. The owners accommodation also has a separate Council Tax assessment within Band C.

FIXTURES & FITTINGS

Trade fixtures and fittings will be included in the sale.

TRADING INFORMATION

We do not hold any trading information.

TRADING HOURS

The current trading hours as follows:

Monday: 12:00 - 23:00
Tuesday: 12:00 - 23:00
Wednesday: 12:00 - 23:00
Thursday: 12:00 - 23:00
Friday: 12:00 - 02:00
Saturday: 12:00 - 02:00
Sunday: 12:00 - 22:00

EXTERNAL DETAILS

To the front of the property, there is a generously sized car park providing space for approximately 36 vehicles. An additional parking area at the rear of the site offers capacity for a further 5 cars.

Directly in front of the pub, a raised patio area offers outdoor seating for around 40 guests. Adjacent to this, a lawned garden area provides seating for approx. 42, with ample room to expand the outdoor capacity if desired.

VAT

We understand VAT will be applicable on the sale price. Interested parties are advised to consult with their accountant.





SERVICES
Mains Water
Gas
Drainage
Electricity

THE OPPORTUNITY

We believe there is an exciting opportunity for someone to take over an established venue with a strong local presence. The large plot could potentially allow for extensions or diversification in the future.

TENURE

The property is being sold Freehold with vacant possession.

REGULATORY

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. The pub is permitted to trade and sell alcohol 24 hours a day, 7 days a week.

The Great Lyde was registered as an asset of community value on the 27th April 2021.

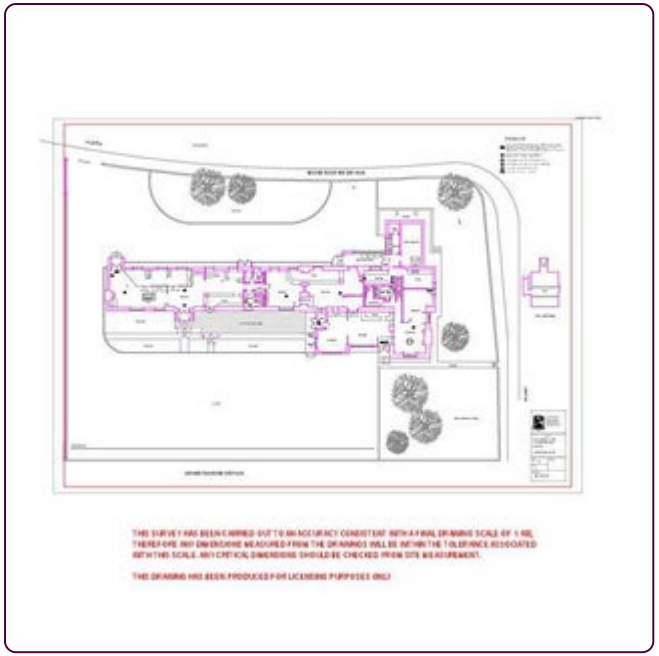













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GREAT LYDE

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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