



Pall Tavern

Ref: 3451534

15 Silver Street, Yeovil, BA20 1HW

Freehold: £375,000

Substantial period building

Bar/restaurant for 40 seats

7 self-contained flats let on AST's

40 external seats

Potential for alternative uses (STPP)

EPC: Exempt



Description

The Pall Tavern is a substantial Grade II Listed building (3947sq ft) arranged over three floors and situated in the heart of the town centre with origins dating back to the early 18th Century.

Internal Details

Arranged over the first and second floors are seven letting units with en suite facilities, let on assured shorthold tenancy (AST's). Producing an income of approximately £3,500 pcm.

Fixtures & Fittings

All fixtures and fittings are included within the purchase price, except for some personal effects. An inventory will be provided to perspective purchasers once a deal has been agreed.



Trading Information

No trading information available.

Trading Hours

Closed.

Services

We are advised that all mains services are connected with the exception of gas.

The Opportunity

The Pall Tavern offers scope for an alternative use scheme (STPP) in whole or in part, potentially converting the existing letting accommodation into separate self-contained flats.

The trade area could be reconfigured to allow for a larger bar area or conversion to further flats.

Regulatory

Premises Licence.



Location

The Pall Tavern Inn is a Grade II Listed pub situated in the heart of historical Yeovil and stands as a living testament to the town's rich past.

Nestled in the heart of Somerset, Yeovil is a town that seamlessly blends its rich historical tapestry with the vibrancy of modern life. Surrounded by rolling hills and lush green landscapes, this market town exudes a timeless charm that captivates both locals and visitors alike.

At the town's centre lies the historic Yeovil Country Park, a sprawling green oasis that offers a tranquil escape from the bustle of everyday life. The park's winding paths invite leisurely strolls, and its open spaces provide a picturesque backdrop for picnics and community gatherings. Here, the echoes of history resonate amidst the whispers of the wind through ancient trees.

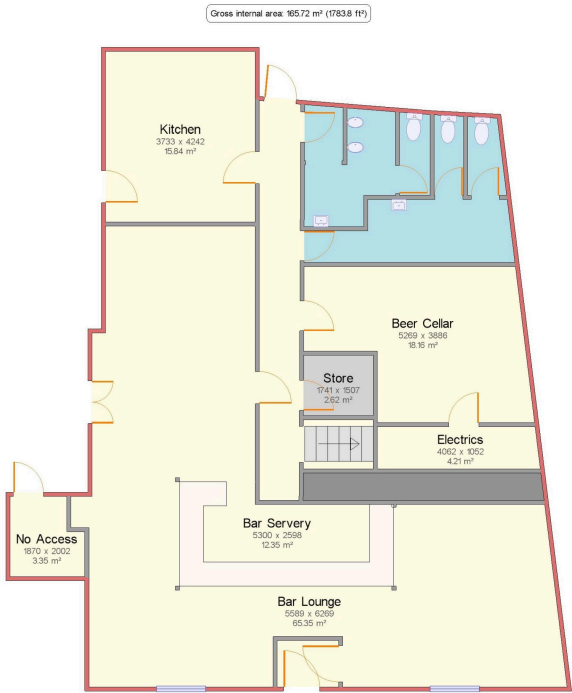
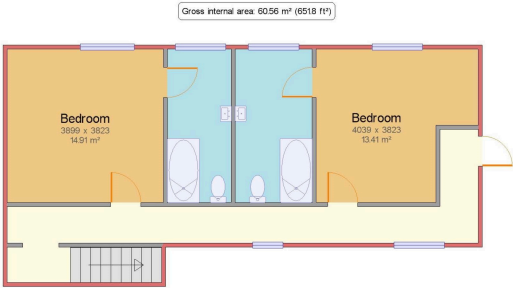
Yeovil's town centre is a lively hub, where narrow cobbled streets wind their way past a mix of Tudor-style buildings and contemporary shops. The bustling Yeovil Market, a fixture since medieval times, showcases the town's commitment to commerce and community, offering a diverse array of goods from local produce to handmade crafts.

Architecture enthusiasts will find delight in the blend of historic structures and modern developments. The Grade II Listed buildings, such as The Heritage Tap Inn and the charming facades along the High Street, stand as silent witnesses to the town's enduring legacy. Meanwhile, contemporary structures seamlessly integrate into the landscape, contributing to a dynamic urban environment.



Tenure
Freehold.

Business Rates
Rates as of 1st April 2023 £13,600.





Customer Due Diligence Checks

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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Winchester



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