

THE COAL ORCHARD & ACTIVATE FITNESS

30-32 BRIDGE STREET, TAUNTON
SOMERSET, TA1 1UD

**FREEHOLD
SUBSTANTIAL PUBLIC HOUSE
AND HEALTH & FITNESS CLUB
FOR SALE**



CBRE savills

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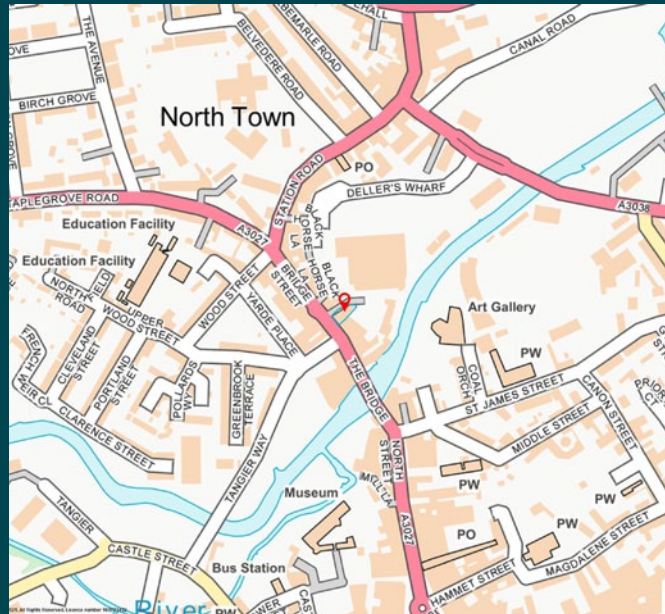
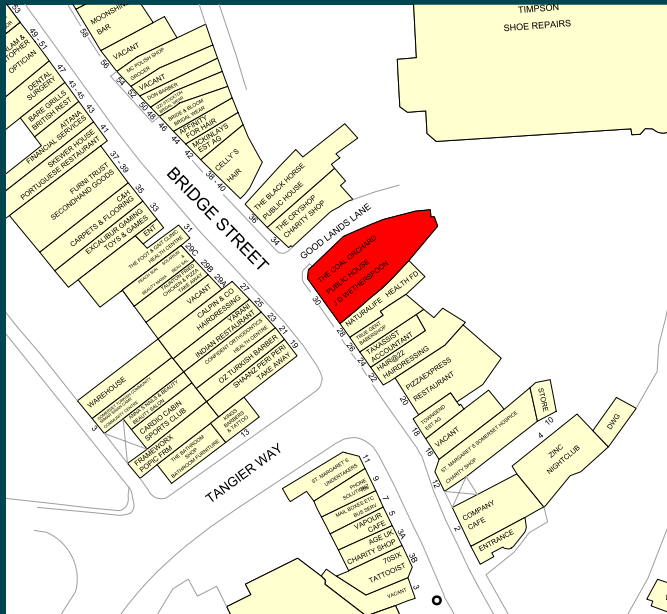
- **Freehold**
- **Busy market town**
- **Substantial trading operation on ground and first floor levels**
- **External beer garden & seating area**
- **Demise includes a health & fitness club on the second and third floors which is separately let**
- **Offers are invited in the region of £450,000, plus VAT if applicable**

LOCATION

Taunton is a busy market town situated in Somerset, approximately 160 miles south west of London and 48 miles south of Bristol.

The area is well served with public transport routes with the town's main railway station providing regular services to Exeter Saint David's (Journey times from 23 minutes), Bristol Temple Meads (from 33 minutes), and London Paddington (from one hour and forty minutes). Road communications are good with the M5 Motorway being easily accessible at junction 25 making Taunton a popular commuter town.

The Coal Orchard commands a prominent position on Bridge Street at its junction with Goodlands Lane and within close proximity the River Tone. Surrounding occupiers within the immediate vicinity include Pizza Express, Subway, Zinc Nightclub and Morrison's. The Orchard Shopping Centre along with High Street and Fore Street are within easy walking distance where occupiers represented include Boston Tea Party, Nando's, Pitcher & Piano and Cosy Club.



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DESCRIPTION & ACCOMMODATION

The Coal Orchard comprises a four storey building originally constructed in the 1930's as a cinema. To the rear of the property is a beer terrace currently laid out to provide seating for approximately 50 covers.

Ground Floor: Trading accommodation with bar servery to one side and a variety of tables and seating for approximately 176 covers. A wash up area, two small store rooms and a disabled WC are also provided at this level.

First Floor: Ancillary accommodation including customer WC's, catering kitchen, beer cellar, managers office, staff changing areas and additional storage accommodation.

Second & Third Floor: Separately let health & fitness club which comprises two separate gym areas with a kitchen and storeroom at second floor and two treatments rooms as well as male & female WC's and changing facilities at third floor level.

APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Pub - Trading	412.3	4,438
First	Pub - Ancillary	412.1	4,436
Second	Health & Fitness Club	388.9	4,186
Third	Health & Fitness Club	132.7	1,428
Total		1,346.0	14,488

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

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TENURE

Freehold

The second and third floor is currently let to a local health & fitness club operator on a lease which has recently expired. Terms have been agreed for a new lease for a term of 10 years at a rent of £10,000 per annum subject to five yearly upwards only rent reviews and a tenant break clause at the end of the sixth year of the term.

RATEABLE VALUE & EPC:

2017 Rateable Value -

Public House - £80,000.00

Gym - £13,750.00

EPC - An EPC is in the course of preparation.

PREMISES LICENSE:

The property benefits from a premises license permitting the sale of alcohol until midnight Sunday to Thursday and 01:00 Friday and Saturday.

TRADING INFORMATION:

Historic trading information may be available to interested parties upon written request

FIXTURES, FITTING & STOCK:

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS:

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited in the region of £450,000 for the benefit of our clients freehold interest.

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DISCLAIMER: November 2021

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