



Extremely well presented character detached destination country village free of tie pub and restaurant, offering a well-regarded and stunning high turnover business opportunity with Character Main Bar (36), Dining Room (16), Galleried Restaurant Areas on the first floor (32), Fully Equipped Commercial Catering Kitchen with Extensive Ancillary Facilities, Skittle Alley/Function Room, Beer Garden and Patio Terrace to the rear (100+), Car Parking for 30+ vehicles, Owner's/Managers Apartment with Sitting Room, newly fitted Kitchen and Bathroom and a Double Bedroom. Exceptional opportunity to acquire a highly regarded country freehouse boasting impressive levels of turnover and still offering potential for continued growth.

**THE LAMB & FLAG
BLAGDON HILL, TAUNTON, SOMERSET, TA3 7SL
FREE OF TIE LEASEHOLD: £35,000 REF: 4819**

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THE PROPERTY

The Lamb & Flag is a substantial, Grade II listed, character detached free of tie country public house and restaurant. With origins reputedly dating back to 1705, this substantial and deceptively spacious public house and restaurant is presented to an extremely high standard throughout, having been the subject of a comprehensive programme of sympathetic refurbishment and improvement. Retaining many of the original character features such as flagstone floors, exposed timbers and an open fireplace, the Lamb & Flag is renowned for its tremendous charm and character. This quality high turnover destination country village freehouse and restaurant is a renowned and highly regarded business and briefly comprises:- Character Main Bar Area (36), Lower Dining Area (16), Galleried First Floor Restaurant Areas (32), Skittle Alley/Function Room, exceptionally well equipped Catering Kitchen with extensive Ancillary and Backup Facilities, Owner's/Manager's Apartment with open plan Sitting Room, newly fitted Kitchen with appliances, modern fitted Bathroom and a good sized Double Bedroom. To the rear of the property is an Enclosed Beer Garden and Patio Terrace with bench seating for 100+ customers. To the side of the property is a Private Customer Car Park with space for 30+ vehicles. The Lamb & Flag is a highly regarded and extremely well presented free of tie pub and restaurant and is undoubtedly a very special place in which to live and work and a viewing is strongly recommended in order to fully appreciate all that this impressive high turnover pub and restaurant has to offer and the further potential that it provides.

SITUATION

The Lamb & Flag occupies a prominent and highly visible trading position within the popular and picturesque Somerset village of Blagdon Hill. The village is situated on the edge of the Blackdown Hills, an Area of Outstanding Natural Beauty, and an area well known for its delightful unspoilt scenery, walking, riding and many varied outdoor pursuits. The county town of Taunton is located just over 4 miles North and offers an excellent

shopping centre with many well-known high street stores and a number of independent retailers. Junction 25 provides access to the M5 motorway and there is a mainline railway station with frequent services to London Paddington. The A303 is also within easy reach, providing direct links to London and the South.



INTERNAL DETAILS

Main customer **Entrance Porch** to the front with entrance door leading into **Main Bar Area** an attractive character trade area comprising various open plan seating areas, with flag stone flooring, beamed ceilings, exposed stone walls, feature double sided fireplace with inset wood burning stove, wall mounted menu boards, feature lighting, range of freestanding wooden tables, chairs, upholstered window and bench seating comfortably for 36 customers. Substantial timber fronted and solid oak topped **Bar Servery** fitted with a range of back bar fittings, extensive display shelving, computerised EPOS touch screen till system with printer link to the kitchen, glass washer, two double glass fronted bottle fridges and two stainless steel sink units. **Lower Dining Area** another attractive character room with part exposed stone walls, flag stone flooring, feature double sided fireplace with inset wood burning stove, wine racking, feature lighting, range of freestanding wooden tables and chairs and upholstered bench seating comfortably for 16 customers. **Ladies & Gents WC's**. **Skittle Alley/Function Room** with dedicated alley and ball return. **Bottle Store** shelved with an upright commercial fridge. **Beer Cellar** temperature controlled on the ground floor with ice machine and delivery door to the front. **Waitress Station Area** with work surfaces, walled shelving, commercial coffee machine, coffee grinder and a double glass fronted bottle fridge. **Commercial Catering Kitchen** with non-slip flooring, part wipe clean clad and part stainless steel lined walls, and being fully equipped to an exceptionally high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over, six burner gas range, chargrill, eye level grill, Rational combi oven, warming

cabinet with lit and shelved serving gantry over, commercial microwave oven, stainless steel handbasin, twin floor standing deep fat fryer, deep bowl stainless steel sink unit, stainless steel work benches with shelving below, stainless steel wall shelving, single door and two draw commercial undercounter commercial fridge unit, three door undercounter commercial fridge unit, under counter fridge and door to outside. **Wash Up Area** with wipe clean clad walls, twin deep bowl stainless steel sink unit, commercial pass-through dishwasher with tray slide, racked shelving, stainless steel handbasin and door to outside. **Walk In Fridge. Dry Goods Store** with stainless steel work benches with shelving below, chest freezer and wall shelving. **Gallery Restaurant** located on the first floor and an attractive character space with a continuation in style, theme and ambiance and providing a lovely dining space in two areas with stripped wood flooring, exposed ceiling timbers, feature wall lighting, range of freestanding wooden tables, chairs and upholstered window seating comfortably for 32 customers. **Office.**



OWNER'S/MANAGER'S ACCOMMODATION

The Lamb & Flag benefits from an apartment on the first floor which briefly comprises: - **Sitting Room** with aspect to the front and an open plan **Kitchen Area** recently refitted with a range of modern base kitchen units and complementary work surfaces with built in electric hob and oven. **Bedroom** a good-sized double bedroom with aspect to the front. **Bathroom** fitted with a modern white suite with a shower over the bath.

EXTERNAL DETAILS

A prominent landmark trading position, the plot incorporates a tarmac **Customer Car Park** to the side of the property with space for approximately 30+ vehicles. **Bin Store Area. Log Store Area.** Directly to the rear of the pub is an enclosed **Beer Garden** with a substantial brick paved terrace and a lawned area beyond offering extensive picnic style bench seating for around 100 customers. **Covered Smoking Shelter. Service Yard Area** to the rear of the kitchens with **Store Room** with washing machine, tumble dryer, two chest freezers, under counter freezer and walled shelving.



THE BUSINESS

The Lamb & Flag is a renowned and successful traditional character freehouse. Being well presented throughout, the business benefits from excellent regular, year-round trade, which is boosted by visitors and tourists to the area throughout the year. Set within a unique, impressive and character filled property, the business trades as a traditional country pub and restaurant, featuring locally produced ales and renowned for serving fresh food in a warm and inviting traditional pub atmosphere. The business enjoys a healthy mix of food and wet trade and the pub benefits from its own website www.thelambandflag.com which provides further background information. The business has received a TripAdvisor Travellers Choice Award for excellence, a 5 Star Food Hygiene Rating and is featured in CAMRA's Good Beer Guide and the Good Pub Guide. This is a particularly attractive business which was extensively refitted and refurbished by our clients in 2016 and which still offers tremendous potential to develop many aspects of the trade and property. The sale of the Lamb & Flag represents an excellent opportunity to purchase an attractive and well-regarded high turnover country pub and destination restaurant with potential for letting accommodation and is undoubtedly a very special place to live and work. The business is currently run under full management. A formal viewing is essential in order to fully appreciate all that this high-quality business and property has to offer.

TRADING INFORMATION

We are advised that turnover for the year ending 31st March 2020 was £475,500 excluding VAT. The advised split of trade is 55% food sales and 45% wet sales.

POTENTIAL

There are undoubted opportunities to develop all aspects of the business still further and for revenue growth by maximising all available income streams and building upon the impressive levels of trade which already exist, particularly for hands on owner operators. There are also opportunities for further marketing and advertising of the business.



EPC

Requested and to be confirmed.

RATING

For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.



SERVICES

Main's electricity, water and drainage. LPG is used for cooking. Oil is used for central heating.



PRICE & TENURE

£35,000 for the valuable free of tie leasehold interest. Wet and dry stocks to be additional at valuation. Vacant possession upon completion. The business is being offered for sale by way of a new 7 year free of tie lease on full repairing and insuring terms, with a schedule of condition to be attached to the lease. The proposed commencing rent is £30,000 per annum with rent reviews every 3 years. Please contact us for further information.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.