

# MASTER THATCHER

2 Lisieux Way, Taunton, TA1 2LF



## Key Highlights

- Statement farmhouse style public house
- Busy suburban thoroughfare
- Detached building with a GIA of 12,281 sqft (1,141 sqm)
- Site area of 1.143 acres
- Surfaced car parking for at least 70 vehicles
- Large trade garden

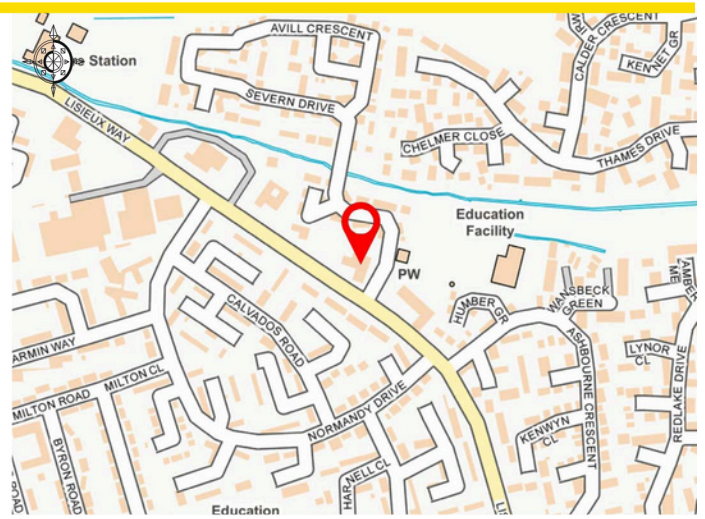
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SAVILLS SOUTHAMPTON  
Mountbatten House, 1 Grosvenor Square  
Southampton SO15 2BZ

**+44 (0) 23 8071 3900**

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## Location

Taunton is a historic town with a thousand-year history located in Somerset, serving a population of 64,000 people. Taunton has road links with the M5 motorway and other major roads such as the A38 and A358. Taunton railway station is on the Bristol to Exeter line and there is generally one train an hour to London Paddington.

The property is situated in a prominent position on the corner of Lisieux Way and Severn Drive, a busy suburban thoroughfare in a predominantly residential area on the east side of Taunton. There is a community neighbourhood centre opposite including a Tesco convenience store, local healthcare facilities and a primary school all closeby.

## Description

The property was purpose built as a pub by our client around 25 years ago on a site of 1.143 acres (0.462 hectares). It is a 'statement' building in the local area with an impressive thatched roof creating a farmhouse style pub. It is exceptional in both its scale and configuration.

The ground floor trading area is extensive with space to accommodate over 200 covers with further standing at a long bar servery. It features a large, modern trade kitchen and wide ranging back of house areas including walk-in cold stores, beer cellar, staff amenity space and chef's office. There is also Ladies', Gentlemen's and accessible toilets.

The first floor is also extensive with a function/trading area with space to accommodate approximately 120 covers. Other features include a lift from the ground floor, a function room kitchen, further Ladies and Gentlemen's WCs and two self-contained areas of living accommodation for staff with separate access.

The outside of the property provides space for over 70 vehicles in a tarmac car park as well as a large beer garden with space for over 100 customers. The gross internal floor area of the property is approximately 12,281sqft (1,141sqm).

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### Tenure

The property is offered for sale on a new 125 year lease at a peppercorn rent. The lease will be subject to a restriction on 'use' to a public house

### Planning & Conservation

The building is not listed and not situated in a conservation area.

### The Business

The business was previously run under a tenancy agreement. The pub is currently not trading.

### Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. Trade and service of alcohol is permitted 24 hours a day, 7 days a week.

### Rating

The property is entered in the 2023 Rating list with a rateable value of £26,300.

### Fixtures & Fittings

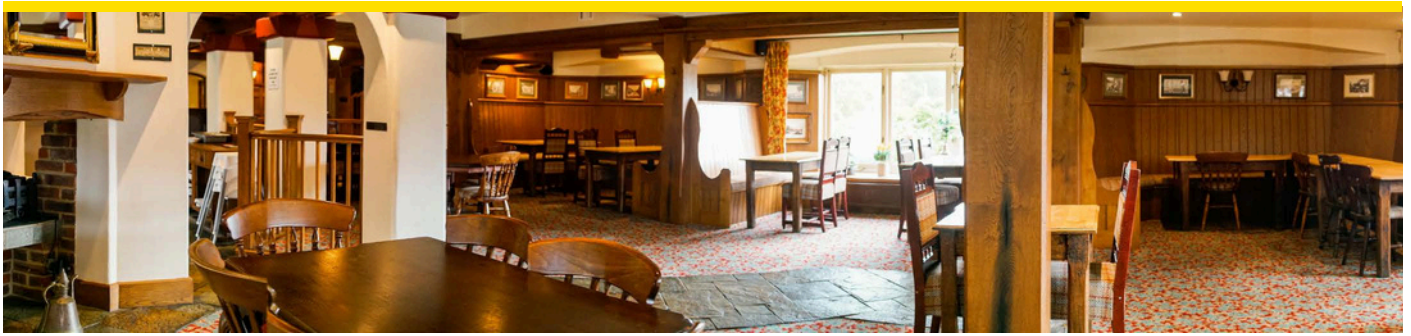
The pub remains largely fully fitted and equipped. We understand that all fixtures and fittings owned outright are to be included in the disposal.

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## Energy Performance Certificate

B-45

## Viewing

Formal viewings can be made strictly by appointment with Savills.

## Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers. Further details are available upon request.

## Price

The guide price is £750,000 plus VAT for the long leasehold interest inclusive of the remaining trade related fixtures and fittings but otherwise with vacant possession.



## Contact

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