



Drinking Establishment in BA22

Rimpton Hill, Adber, Yeovil, BA22 8AR

£400,000 Starting Bid

Off Street parking

Property features

- ✓ Stunning Location
- ✓ Open Plan Lounge/Bar/Restaurant
- ✓ Three En-suite Bedrooms
- ✓ Panoramic Countryside Views
- ✓ Self Contained Apartment

Arrange a viewing

Lisa Neil
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

We are pleased to offer to auction this drinking establishment.

This stunning property has been renovated and restored within the current 10 year ownership and now offers both wonderful trade and customer areas, a self-contained apartment and further letting accommodation, as well as a private garden and car park.

The White Post Inn sits upon the county border and therefore offers glorious panoramic views over the neighbouring Somerset and Dorset countryside from its elevated position.

Upon entering via the porch, you are welcomed into the lobby and reception area with doors to the office, customer toilets and double doors accessing the restaurant.

The open plan lounge/bar/restaurant areas combine a blend of character features and picture windows overlooking the far reaching views, to create an unmatched setting for drinks and dining; with seating capacity for approximately 60 indoors and a further 24 out on the stunning roof terrace which further enjoys the ambient surroundings. There is a central bar equipped with all associated display racking and shelving, glass fronted bottle fridge, further low level fridge, EPOS touch screen cash register and five bar stools sitting in front.

There is a well equipped kitchen within convenient access to the restaurant, comprising: stainless steel five drawer under counter fridge unit, induction cooking suite and turbo fan oven. A separate hallway then provides access to stairs rising to the first floor and descending to the garage store and cellar areas.

To the lower ground floor there is a beer cellar, with multiple further appliances, wine racking, bottle shelving and a plant room housing the header tank and electric metres. There is then an opening through to the large garage providing extensive space for storage and housing the oil fired boiler.

The first floor provides the living accommodation, with a self-contained apartment offering a contemporary kitchen/living area (fitted with breakfast bar, oven, hob and integrated appliances), double bedroom and en-suite and large walk-in wardrobe. There are also three separate double en-suite bedrooms, formerly used as bed and breakfast accommodation but with easy potential to be used as letting bedrooms; with high demand locally, this is superb and profitable option for ancillary income.

Externally, the car parking area offers space for approximately 15 vehicles with a further gravelled area for staff parking and electric charging point. To the front of the pub sits a heated decked seating area (for approximately 30 customers) and to the rear sits the private garden, largely laid to lawn and enclosed with timber fencing. The boundary of the plot actually extends beyond this into the tree lined strip, down to the corner of the neighbouring farmers field.

The property has also had (now lapsed) planning permissions in the past to extend both restaurant and living areas.

The White Post Inn represents a wonderful and rare opportunity to acquire an extensive property set within a truly stunning location, held in high regard both locally and from afar for its fine dining experience and with obvious potential to utilise further income opportunities.

Please note we have not inspected this property.

Price: Starting Bid £400,000

Property Type: Drinking Establishment

Business Type: Pubs

Parking: Off Street

Location

The White Post Inn is found at Rimpleton Hill, Adber. It sits upon the county border and therefore offers glorious panoramic views over the neighbouring Somerset and Dorset countryside from its elevated position.

Accommodation - Ground Floor

Upon entering via the porch, you are welcomed into the lobby and reception area with doors to the office, customer toilets and double doors accessing the restaurant.

The open plan lounge/bar/restaurant areas combine a blend of character features and picture windows overlooking the far reaching views, to create an unmatched setting for drinks and dining; with seating capacity for approximately 60 indoors and a further 24 out on the stunning roof terrace which further enjoys the ambient surroundings. There is a central bar equipped with all associated display racking and shelving, glass fronted bottle fridge, further low level fridge, EPOS touch screen cash register and five bar stools sitting in front.

Accommodation - Bar and Restaurant

There is a well equipped kitchen within convenient access to the restaurant, comprising: stainless steel five drawer under counter fridge unit, induction cooking suite and turbo fan oven. A separate hallway then provides access to stairs rising to the first floor and descending to the garage store and cellar areas.

To the lower ground floor there is a beer cellar, with multiple further appliances, wine racking, bottle shelving and a plant room housing the header tank and electric metres. There is then an opening through to the large garage providing extensive space for storage and housing the oil fired boiler.

Accommodation - First Floor

The first floor provides the living accommodation, with a self-contained apartment offering a contemporary kitchen/living area (fitted with breakfast bar, oven, hob and integrated appliances), double bedroom and en-suite and large walk-in wardrobe. There are also three separate double en-suite bedrooms, formerly used as bed and breakfast accommodation but with easy potential to be used as letting bedrooms; with high demand locally, this is superb and profitable option for ancillary income.

Accommodation - Outside

Externally, the car parking area offers space for approximately 15 vehicles with a further gravelled area for staff parking and electric charging point. To the front of the pub sits a heated decked seating area (for approximately 30 customers) and to the rear sits the private garden, largely laid to lawn and enclosed with timber fencing. The boundary of the plot actually extends beyond this into the tree lined strip, down to the corner of the neighbouring farmers field.

The property has also had (now lapsed) planning permissions in the past to extend both restaurant and living areas.

Tenure

Freehold: Title number WS33403.

EPC

Rating D. Available upon Request.

Rateable Value

The adopted rateable value is £13,800 as of the 1st April 2023. Sourced from VOA.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Rimpton Hill, Adber, Yeovil, BA22 8AR

Contact your local branch today for more information on this property:

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commercial@pattinson.co.uk, www.pattinson.co.uk**

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