

ELMS INN

110 Somerton Road, Street, Somerset, BA16 0SA



Key Highlights

- Freehold public house with vacant possession
- Prominent roadside position
- Site extends to 0.142 hectares (0.350 acres)
- Of interest to A3/A4 users as well as developers (STP)

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The property is located in the village of Street, Somerset, 28 kilometres (17 miles) south-east of Bristol, 99 kilometres (62 miles) south-west of Bournemouth and 215 kilometres (134 miles) west of London.

Description

The property comprises a Victorian two storey detached building with rendered brick construction, single glazed fenestration and a pitched clay tiled roof. There is a single storey extension to the side and rear of the building.

Existing Accommodation

Internally, the pub is served by an 'L' shaped bar servery and is traditional in style.

The ground floor also provides ladies' and gents WC facilities, cellar, kitchen and storage.

We provide a plan below detailing the layout of the accommodation.

The first floor comprises of manager's accommodation.

The site extends to approximately 0.142 hectares (0.350 acres).





Tenure

The property is available freehold with vacant possession on completion.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £15,500. The National Multiplier for England and Wales for 2019/2020 is £0.504.

Premises Licence

The property has the benefit of a Premises Licence. The opening hours for the public house are as follows:

- Monday to Saturday: 09:00 to 23:00
- Sunday: 12:00 to 19:00

Planning

We understand the premises benefits from Class A4 Use. The property is not listed nor does it lie within a conservation area.

Guide Price

Offers are invited for the freehold interest subject to the benefit of vacant possession.

Energy Performance

The property has an Energy Performance Rating of E-102.

Viewing

All viewings must be arranged strictly by appointment with the sole agents Savills.

Energy Performance Certificate Non-Domestic Building

HM Government

The Elms Inn
110 Somerton Road
STREET
BA16 0SA

Certificate Reference Number:
0294-2181-5330-3200-5403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

102 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 232
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 168.06
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
88 If typical of the existing stock

Contact

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