# **ELMS INN**

110 Somerton Road, Street, Somerset, BA16 OSA



# **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)



+44 (0) 2380 713 900



2 Charlotte Place Southampton SO14 OTB

### Location

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.

The property is situated on the B3151 road just off the busy A361 road linking Bridgewater through Taunton and down to Exeter.

# **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.

Externally, the property has a good sized car park with external seating.

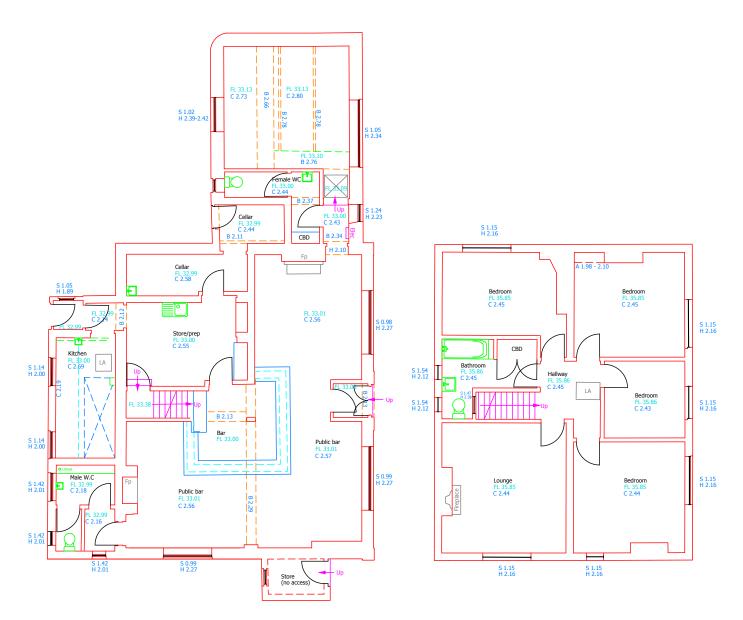
## **Existing Accommodation**

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

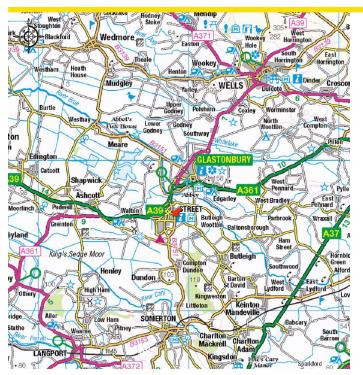
The ground floor also provides ladies' and gents WC facilities, cellar, kitchen and storage.

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 acros)



GROUND FLOOR FIRST FLOOR



# Play Area Elms Inn 29.0m Area 0.142 ha (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**

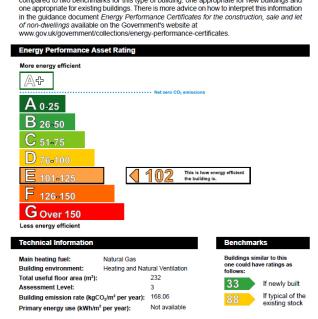
The property has an Energy Performance Rating of E-102.

# Viewing

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



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



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### Savills

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