

The George Inn

Brompton Regis, Exmoor National Park, Somerset, TA22 9NL





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Stunning 16th Century Country Inn Situated on Beautiful Exmoor National Park

Currently Closed Although Ready to Trade
Character Trading Areas with Beautiful Views Over Trade Garden Towards Exmoor
Flexible Space with 5 Well Appointed En-Suite Letting Rooms and Owners En-Suite Room
Favourable 'Free of Tie' Lease Terms Available

LOCATION

The George Inn is situated in the pretty village of Brompton Regis on the beautiful Exmoor National Park. Brompton Regis (formerly known as Kings Brompton) is a village in west Somerset approximately 5 miles north east of Dulverton. It is situated on the River Haddeo and is close to Wimbleball Lake. The village is approximately a 2 mile drive from the A396 which connects with the local towns of Dulverton and Bampton and on to Tiverton. Tiverton is connected at Junction 27 of the M5, leading north to Bristol and south to Exeter. Brompton Regis is an excellent central base from which to explore Exmoor and the north Devon and Somerset coastlines. The area is extremely popular with walkers, cyclists, bird watchers, horse riders, nature lovers and fishermen.

DESCRIPTION

A pretty 2 storey semi-detached property under a pitched tiled roof with painted and rendered elevations. Pretty trade garden to the rear with views over the surrounding countryside and car park to the front of the property. The building has been extensively improved and refurbished over our clients' ownership and is a lovely example of a character 16th Century Freehouse in an enviable location. The property has recently had a newly installed gas boiler and new en suite bathrooms with state of the art power showers.

Ref No: 5334

£10,000 Leasehold

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The premises comprises:-

MAIN BAR/DINING AREA

With seating for circa 50, plenty of character with exposed wood beams, low ceilings, part carpeted and part flagstone floors. 2 feature fireplaces at either end of the trading area, both with cast iron wood burners. The room has many features including a pretty glazed bay window seating area and is furnished with a range of rustic timber tables and an assortment of chairs. Timber topped and fronted BAR SERVERY to far end of the room with a number of beer fonts, handles and back bar shelving. Door to trade garden.

COMMERCIAL KITCHEN

Well-equipped kitchen. Tiled floors and full extraction. 6 ring gas range and oven, 3 deep fat fryers, 2 microwaves, salamander grill, hot plate, central servery unit, double sink and drainer, dishwasher, various shelving and work tops with various refrigeration units.

BEER CELLAR

At ground floor level and naturally temperature controlled.

SKITTLE ALLEY

Situated at the far end of the building. A light and airy room with skittle run and equipment.

FREEZER ROOM/STORE ROOM

LADIES & GENTS CLOAKROOMS

Newly refurbished.

FIRST FLOOR

5 well-presented letting rooms, all with recently installed brand new en-suite bathrooms. All rooms have stunning views down through the valley.

1. TWIN ROOM

With en-suite, double shower, WC and wash hand basin.

2. TWIN ROOM

With en-suite, double shower, WC and wash hand basin.

3. TWIN ROOM

With en-suite, double shower, WC and wash hand basin.

4. DOUBLE ROOM

With en-suite double shower with WC and wash hand basin.

5. QUADROUPLE ROOM

With en-suite double shower with WC and wash hand basin.

FLEXIBLE OWNERS' ACCOMMODATION

CURRENTLY ARRANGED AS A LARGE DOUBLE ROOM AND EN SUITE BATHROOM WITH SEPARATE LAUNDRY CUPBOARD

N.B. This area of the building provides flexible space with the owners' accommodation comfortably converting to another double letting suite or being enlarged as owners accommodation by using one or more of the existing letting rooms.

OUTSIDE

TRADE GARDEN

A beautiful beer garden with a newly built trade patio running the length of the building with views down the valley. The garden has a right of way to the Millennium Green, a space owned by The Millennium Charitable Trust to which the trustees are members of the village of Brompton Regis, a local open space used by all the community. This is also used by the pub from time to time with permission from the Trustees for overspill for functions & events.

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CAR PARK

Situated to the front of the pub for customers.

SERVICED YARD AREA

Situated to the side of the property.

GENERAL INFORMATION

THE BUSINESS

The George Inn is a unique 17th Century Exmoor Inn, which has all the basic ingredients of a typical English Inn – open log fires, beamed ceilings and plenty of character. The Inn is traditional in every sense and has not lost any of its original charm, being totally unspoilt throughout.

The George Inn has been the bolt hole of the local community and village, with trade being boosted by visitors who come throughout the year, particularly in the summer months.

The George Inn is currently closed. However, provides great opportunity for a husband and wife/couple to kick start the business and make the most of this fabulous, quintessential pub.

RATEABLE VALUE

2026 List: £8,600

Currently no rates payable at the property under Small Business Rates Relief. Interested parties are advised to contact the Local Billing Authority, Somerset West & Taunton Borough Council.

LEASE

Available on a new 10-year Full Repairing and Insuring Lease at a rent of £15,000 per annum – flexible terms available, subject to further negotiation.

Prospective tenants will be expected to have experience in the pub/hospitality trade and required to provide references, CV's and proof of finance to the Landlord.

SERVICES

We have been informed the property is connected to all mains services.

INVENTORY

To include furnishing and equipment as per an inventory to be supplied but excluding the owners' personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC AWAITED

COUNCIL TAX BAND B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

Interested in this property?

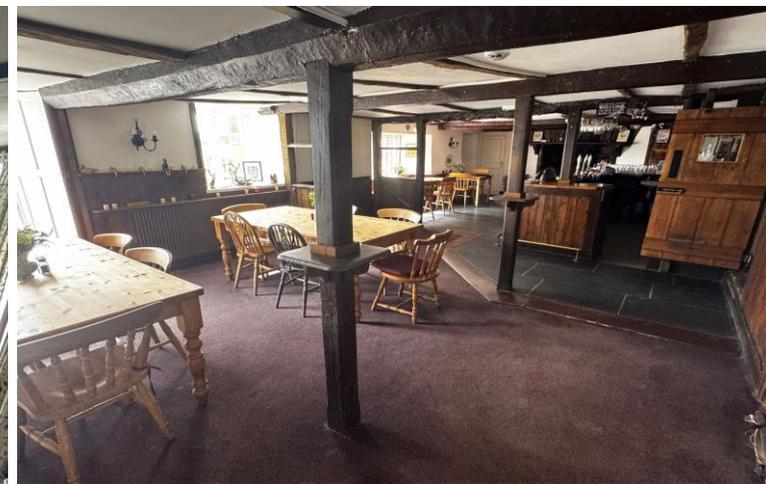
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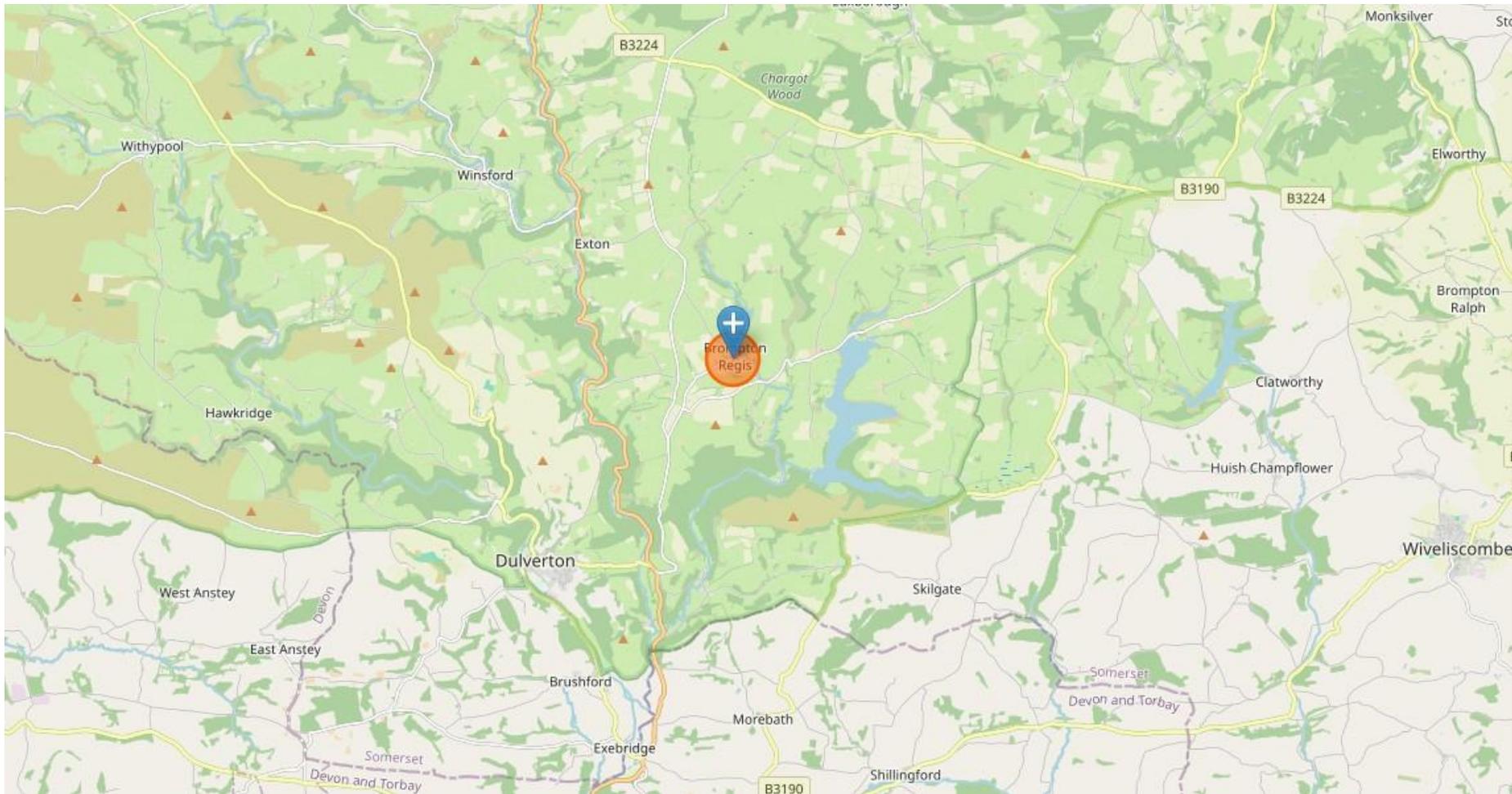
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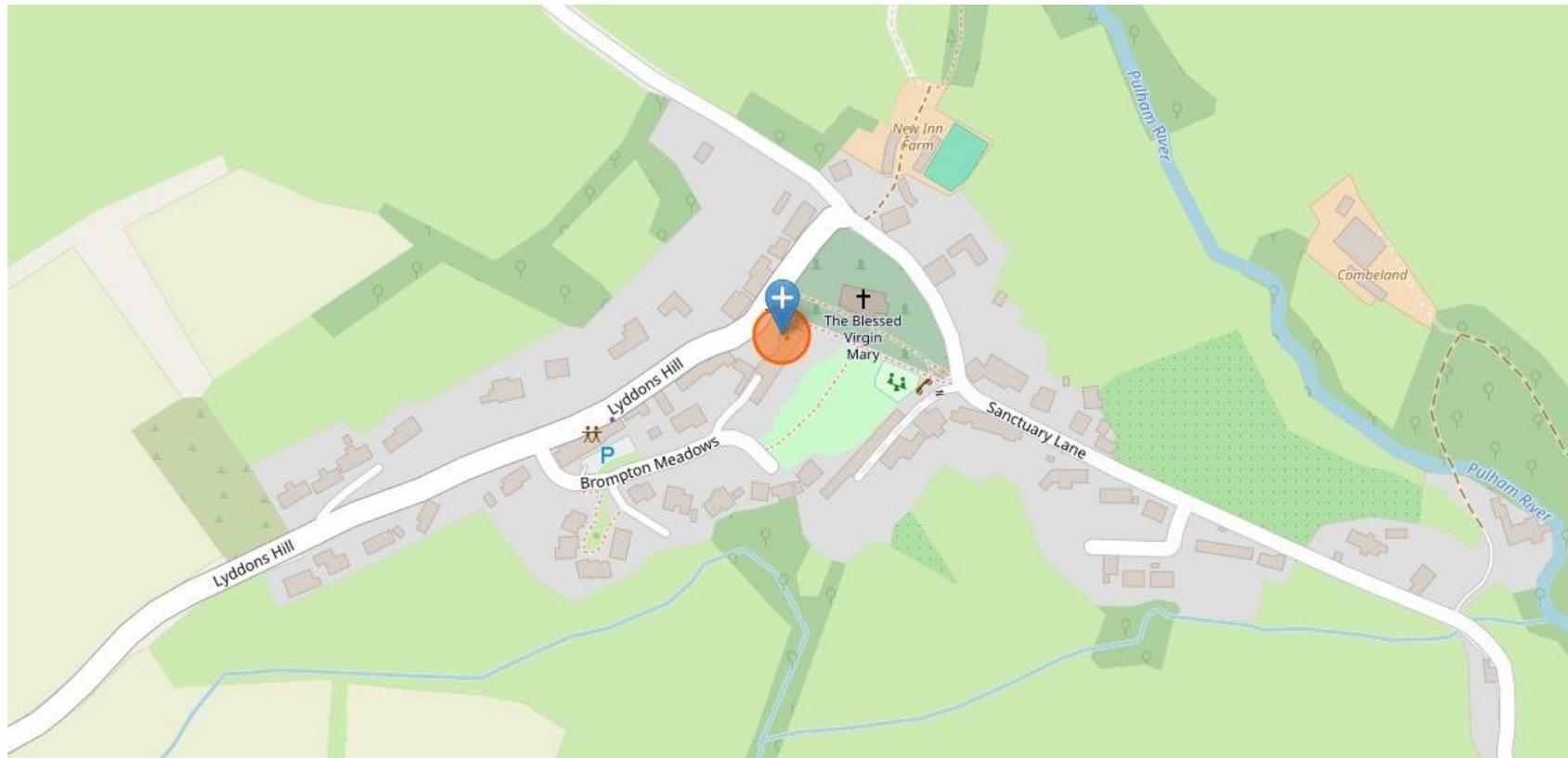
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