



A grand and beautifully restored detached 15th Century village inn and restaurant with 6 High Quality En-Suite Letting Bedrooms. Extremely impressive and presented to an exceptionally high standard throughout. Offering a stunning business opportunity with Character Bar and Dining Area (68+), Restaurant/Private Dining Room (30), Self Contained Owner's Private Accommodation, Fully Equipped Commercial Catering Kitchen with Ancillary Facilities, Beer Garden and Alfresco Seating Areas (100), Skittle Alley/Function Room, Substantial Customer Car Park (30+), Large Barn/Double Garage and Additional Storage Areas. The business boasts an impressive net turnover for the year ending April 2018 of £358,580 but still offering much potential. Stunning and very special business opportunity which must be viewed to fully appreciate the exceptionally high standards inherent through out all aspects of this business.

THE HELYAR ARMS
MOOR LANE, EAST COKER, NR YEOVIL, SOMERSET BA22 9JR
LEASEHOLD £99,950 REF 4765

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262
 Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Helyar Arms is a substantial, impressive and imposing detached character Somerset village inn. With origins reputedly dated back to 1468, The Helyar Arms is Grade II listed and is presented to an exceptionally high standard throughout having been the subject of a fastidious program of refurbishment and improvement in recent years, whilst enhancing the original charm and character of the property. Almost no stone has been left unturned in the sympathetic modernisation and improvement of the property, which is renowned for its ambience and character, within a superior trading environment. This high quality destination village inn and restaurant briefly comprises:- open plan Main Bar and Dining Area (68+), Restaurant/Private Dining Room (30), extremely well equipped Commercial Catering Kitchen with Ancillary Facilities, 6 high quality En-suite Letting Bedrooms. A detached stone built former granary and stables in the grounds has been purposefully converted to provide a ground floor Skittle Alley/Function Room with a first floor self-contained Owner's Apartment with Kitchenette, spacious Sitting Room, generous Double Bedroom and Bathroom. Adjacent to this is a large Double Garage/Storage Barn and a separate Dry Storeroom. There is an attractive lawned and patio Beer Garden providing alfresco seating for around 100 customers, and extensive Car Parking for 30+ vehicles. The Helyar Arms is a highly regarded and exceptionally well presented, high turnover quality country village inn, and a viewing is strongly recommended in order to fully appreciate the exceptional quality and standards inherent throughout all aspects of the property.



SITUATION

The Helyar Arms is situated in East Coker, an exceptionally sought-after village, which is one of Somerset's prettiest and highly regarded villages. The picturesque village of East Coker has some of the most beautiful ham stone cottages and properties in the county. Recognised as one of Somerset's most favourite and sought-after villages, East Coker is surrounded by open countryside which is rich in

recreational activities and walks. The nearby Sutton Bingham Reservoir boasts a range of water sports activities. The nearby town of Yeovil (3 miles) offers a wide range of shopping, business and leisure amenities as well as main line rail connections. Other towns within easy reach include the Abbey town of Sherborne (7 miles), Dorchester (19 miles), the county town of Taunton (24 miles) and the Dorset Jurassic coastal town of West Bay (19 miles).



INTERNAL DETAILS

Main Entrance Door to the front and to the rear from the car park lead into the **Main Bar** and **Dining Area**, an extremely attractive spacious character open plan room, presented to an exceptionally high standard. **Main Bar Area** with carpeted flooring, exposed ceiling timbers, part wood panelled walls, wall mounted menu boards, free standing wooden tables and chairs comfortable seating 14 diners, bar stools and poser tables for 12 customers plus adequate standing room. **Dining Area** with part wood block and part carpeted flooring, exposed ceiling timbers, part wood panelled walls, feature fireplace with inset wood burning stove, wall mounted menu boards, free standing wooden tables and chairs comfortable seating 42 customers. Substantial timber fronted, and polished timber topped **Bar Servery** fitted with associated back bar fittings, extensive display shelving and Altro flooring, electronic cash register, three double glass fronted bottle fridges and wine racking. **Still Room** with door to rear, Altro flooring, base kitchen units with complementary work surfaces over, inset stainless steel sink unit, glass washer, double glass fronted bottle fridge and hand basin. **Apple Loft Restaurant/Private Dining Room** an attractive character room leading from the main bar area with carpeted flooring, exposed ceiling timbers and vaulted ceilings, painted stone walls, feature fireplace with inset wood burning stove, freestanding wooden tables and chairs comfortable seating 30 customers. **Ladies and Gents WC's**. **Disused Gents WC** with potential to create Office/Storeroom. **Commercial Catering Kitchen** with tiled flooring, wipe clean clad walls being fitted to an extremely high

standard with a comprehensive range of commercial catering equipment to include:- six burner gas range, extractor system with stainless steel canopy over and gas interlock, flat top range, twin table top deep fat fryer, extensive range of stainless steel work benches with shelving below, warming cabinet with heated serving gantry over, twin contact grill, grill, stainless steel hand basin, racked stainless steel shelving units, four-door commercial under counter fridge unit, microwave oven, twin deep bowl stainless steel sink unit, commercial dishwasher and door to rear. **Preparation Room/Refrigeration Store** with Altro flooring, double upright commercial fridge, upright commercial freezer, four-door under counter commercial freezer unit, microwave oven, stainless steel racked shelving and double doors to rear. **Boiler Room** with two wall mounted boilers. **Beer Cellar** temperature controlled on the lower ground floor with racked shelving, chest freezer, Belfast sink and ice machine. **Wine/Bottle Store** on the lower ground floor with racked shelving.

LETTING ACCOMMODATION

The business currently offers six, individually designed, high quality en-suite letting bedrooms finished to a high standard with remote control colour televisions, hairdryers, trouser press, WiFi and tea/coffee making facilities. The bedrooms are all well-proportioned and characterful in keeping with the property and they briefly comprise: - **Furzy Knap**, a family room (3) with a double bed, single bed and en-suite shower room. **Pin Cushion**, a Double room with en-suite shower room. **Foxhole**, a double room with en-suite shower room. **Rope Walk**, a family room (3) with a double bed, single bed and en-suite shower room. **Lychgate**, a double room with en-suite shower room. **Beryl Knapp**, a double/twin room with zip-link bed and en-suite shower room.



PRIVATE ACCOMMODATION

Occupying the first floor of a detached, stone built former granary building within the grounds is a self-

contained owner's apartment which briefly comprises: - Spacious **Sitting Room** with dual aspect, part wood panelled walls and exposed ceiling timbers, **Kitchenette**, generous **Double Bedroom** with dual aspect windows, part wood panelled walls and exposed ceiling timbers and **Bathroom** with shower over bath.



EXTERNAL DETAILS

A detached stone built former granary and stable building set within the grounds has been converted to provide self-contained owners accommodation at first floor level and a purpose fitted and equipped **Skittle Alley/Function Room** on the ground floor. Adjoining this is a stone-built barn/large **Double Garage** with a separate **Store Room Area** providing ample dry storage space. Directly to the rear of the property is a spacious **Car Park** with space for 30+ vehicles, adjacent to this is an attractive lawned **Beer Garden** with patio area providing alfresco seating for around 100 customers, with raised flower bed borders and external feature lighting.



THE BUSINESS

The Helyar Arms is an impressive, character country village inn and destination public house and restaurant, which is exceptionally well presented throughout. Retaining many period features as well as tremendous charm and character throughout, the property provides an exceptional working environment, having been

renovated and refurbished to exacting standards in recent years. The business is located in a highly regarded and exceptionally sought-after Somerset village and The Helyar Arms enjoys a popular following and strong year-round regular trade from not only the village, but also the surrounding villages and towns, as well as an uplift from tourists and commercial travellers visiting the area throughout the year. The area is also popular with many walking/rambling groups and societies, many of whom use the pub on a regular basis. The business is also home to three skittle teams, a poetry club as well as various other local groups, and is a popular meeting venue. The Helyar Arms trades as a quality village inn and restaurant offering letting accommodation and the business benefits from consistent, high occupancy levels and has been awarded a rating of 9.4 (out of 10) on Booking.com and a Five Star Food Hygiene rating. The business has its own website: www.thehelyararms.com which provides further background information on the business. The sale of The Helyar Arms represents an excellent opportunity to purchase a well-regarded country village inn and restaurant with high quality letting accommodation, the like of which seldom comes to the market. The Helyar Arms is undoubtedly a very special place to live and work and a formal viewing appointment is essential to fully appreciate all that this exceptional, high-quality business and property has to offer.



TRADING INFORMATION

Accounts for the year ending 30th April 2018 show net sales of £358,580 and the split of trade is approximately 41% wet sales 35% food sales, 24% accommodation sales. Full detailed trading information can be made available following a formal viewing appointment.

CURRENT STAFFING

The business is run by our clients, a husband and wife partnership, with the assistance of around 11 part-time members of staff as and when trade dictates.

POTENTIAL

Our clients advise that there is potential to develop all aspects of the business still further and for continued growth in trade levels, particularly by focused hands-on owner operators maximising all available income streams and building upon the impressive levels of trade already established.

SERVICES

All mains services with the exception of mains gas are connected to the subject property. LPG is used for cooking, central heating and hot water.

PRICE AND TENURE

£99,950 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. The premises are held on a 25-year Punch Partnerships Ltd, fully repairing and insuring lease agreement, from February 2016. We are advised that the pub is free of tie for wines. The current rent is £48,300 per annum plus VAT. The next rent review is due in 2021. There is a rent deposit equivalent to approximately three month's rent. Full details available upon request.



EPC

This is a listed property and therefore exempt.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.