



A popular detached destination character pub and restaurant, which is well presented throughout and offers a profitable business opportunity in a rural village setting. With character bar area and restaurant (42+), overflow restaurant/function room/skittle alley (70), well-equipped commercial catering kitchen, beer garden with lovely views and alfresco seating areas (72+) and a customer car park (22+). Family sized 3 double bedroom owner's accommodation with sitting room and occasional 4th bedroom. Extremely well presented throughout and offering an impressive and profitable business with undoubted opportunities to develop all aspects of the trade still further.

**THE LAMB & LARK
LIMINGTON, YEDEVIL, SOMERSET, BA22 8EG**

FREEHOLD: £535,000

REF: 4867

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THE PROPERTY

The Lamb & Lark is a character detached country village freehouse. This deceptively spacious traditional public house is presented to an extremely high standard throughout, having been the subject of a comprehensive programme of sympathetic refurbishment and improvement during our clients 19 years of ownership. Retaining original character features such as exposed timbers, exposed stone walls and an open fireplace, the Lamb & Lark is renowned for its character atmosphere. This quality destination country village freehouse and restaurant is an impressive and highly regarded business and briefly comprises:- Character Main Bar Area (16+), Lower Dining Area (26+), Overflow Restaurant/Skittle Alley/Function Room (70), well equipped Catering Kitchen with extensive Ancillary and Backup Facilities, spacious family sized Owners Accommodation with Sitting Room, 3 Double Bedrooms (one with a dressing room/office/occasional 4th bedroom) and a Bathroom. To the rear of the property is a lovely Enclosed Beer Garden and Decked Terrace Area with seating for 72+ customers and stunning far reaching country views. To the side of the property is a Private Customer Car Park with space for 22+ vehicles. The Lamb & Lark is a popular and well-regarded destination village pub/restaurant which is well presented throughout and is undoubtedly a very special place in which to live and work. A viewing is strongly recommended to fully appreciate all that this impressive home and income has to offer and the undoubted further potential that exists.



SITUATION

The Lamb & Lark is situated in the attractive and popular country village of Limington. Occupying a prominent and visible trading position, trade is derived from the village as well as the nearby village of Ilchester (1.5 miles) and the major Royal Naval town of Yeovil (6 miles), as well as from numerous surrounding villages and hamlets in the area. Yeovil offers an excellent range of facilities and amenities and a mainline rail service to London Waterloo. Castle Cary (7 miles) has a mainline rail service to London Paddington. There are excellent road links with the A303

Exeter to London trunk road being easily accessible just beyond Ilchester and the M5 (junction 25) can be accessed at Taunton in around 30 minutes.



INTERNAL DETAILS

Main Customer Entrance door to the front into an **Entrance Vestibule** with door into **Main Bar and Restaurant Area** an attractive character open plan and split level room comprising **Bar Area** with exposed ceiling timbers, part exposed stone walls, carpeted flooring, wall mounted menu boards, feature lighting, wine fridge, range of freestanding wooden tables, upholstered chairs and upholstered perimeter seating comfortably for 16 customers, plus bar stools and adequate standing room. Timber fronted and polished timber topped **Bar Servery** fitted with a range of back bar fittings, optics non-slip flooring, 2 double glass fronted bottle fridges, single glass fronted bottle fridge, glasswasher, sink unit, commercial coffee machine, EPOS touch screen cash register and wine racking. **Restaurant Area** with exposed ceiling timbers, part exposed stone walls, feature open fireplace, carpeted flooring, wall mounted menu board, feature lighting, portable carvery unit, French doors to the beer garden, range of freestanding wooden tables and upholstered wooden chairs comfortably seating 26+. **Overflow Restaurant/Function Room/Skittle Alley** an impressive multipurpose room leading from the bar area, with its own **Bar Servery**, which can comfortably seat 70 customers with doors leading out to the beer garden. **Ladies and Gents WC's. Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part tiled walls and being fully fitted with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 6 burner gas range, eye level grill, flat top griddle, twin floor standing deep fat fryer, 2 combi ovens, 2 commercial upright fridges, stainless steel work surfaces with shelving below, twin deep bowl stainless steel sink unit, 4 commercial microwave ovens, commercial upright freezer, upright freezer, commercial double upright freezer, under counter freezer,

commercial 3 door under counter fridge, extensive stainless steel shelving, hand basin, plate warming cabinet and door to outside. **Utility Room** with non-slip flooring, part tiled walls, shelving, commercial dishwasher, tumble dryer, washing machine, commercial upright fridge, chest freezer and Belfast sink.



OWNERS ACCOMMODATION

A feature of this business is the family sized owner's accommodation which briefly comprises:-

Ground Floor – Sitting Room an attractive and good-sized room with exposed stone walls and an aspect to the rear. **First Floor – Bedroom 1** a good-sized double bedroom with aspect to the rear. **Dressing Room/Office/Occasional 4th Bedroom** leading directly off bedroom 1. **Bedroom 2** a double room with a wash hand basin and aspect to the front. **Bedroom 3** a double bedroom with a wash hand basin and aspect to the front. **Bathroom** with a white suite and a separate shower cubicle.

EXTERNAL DETAILS

To the rear of the pub is an impressive and attractive **Beer Garden** mainly laid to lawn with stunning open views over the surrounding countryside, with benches and wooden garden furniture providing alfresco seating for 62 customers. Directly to the rear of the pub is a **Raised Decked Area** providing covered seating for 10+ customers. To the side of the pub is a Customer Car Park with space for 22+ vehicles and bike racks. **Enclosed Service Area** with a timber-built storage shed and the bin store area.

THE BUSINESS

The Lamb & Lark is a successful and profitable traditional character village pub and destination freehouse which is the only pub in the village. In addition to Limington, it serves other surrounding villages, hamlets and towns and the business benefits from excellent regular, year-round trade, which is boosted by visitors and tourists to the area throughout the year. Set within an impressive character property, the business trades as a traditional

country pub and restaurant and destination village inn with a reputation for well-kept ales and ciders, being renowned for serving good home cooked food in a warm and inviting character atmosphere. The business enjoys a healthy mix of food and wet trade and benefits from 5 skittles teams, a monthly pub quiz and regular themed food nights are organised. It is also well regarded for its popular Sunday carvery. The Lamb & Lark is also a popular meeting point and venue, hosting private parties, events, functions and even weddings. It has its own website www.lambandlark.co.uk which provides further background information, and the business has received a 5 Star Food Hygiene Rating. This is a particularly attractive business which still offers potential to develop many aspects of the trade and property. It has been owned and run by our clients for 19 years and is now offered for sale with retirement in mind. The sale of the Lamb & Lark represents an excellent opportunity to purchase an attractive and well-regarded destination country pub and is undoubtedly a very special place to live and work. A formal viewing is essential in order to fully appreciate all that this high-quality business and property has to offer.



TRADING INFORMATION

Accounts for the year ending 31st March 2023 show sales of £200,997 excluding VAT and the business generated an EBITDA in excess of £80,000. The advised split of trade is 55% food sales and 45% wet sales. Full detailed accounting information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The business trades five days a week (closed Monday and Tuesday), from midday until 3pm and 6pm until close Wednesday to Saturday and from midday until 3pm on Sunday.

CURRENT STAFFING

The business is run by our clients, with the assistance of 1 full time chef and 3/4 part time/casual staff members.



POTENTIAL

There are also undoubted opportunities to develop all aspects of the business still further and for revenue growth by maximising all available income streams and building upon the levels of trade which already exist, particularly by increasing the opening hours of the business. There are also opportunities for further marketing and advertising including the use of social media.

EPC

Requested and to be confirmed.

RATING

Currently valuation as registered on the 2023 rating list is £5,800 and we are advised that there are currently no business rates payable due to small business rates relief.

SERVICES

All mains services, except mains gas, are connected.

TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).



PRICE & TENURE

£535,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

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.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.