

Per Annum
£25,000



THE OLD PIER TAVERN

FRIDAY 26th
FRANKIE
VALLIE 9PM
SATURDAY 27th
UNKNOWN
IDENTITY 9PM
FREE ENTRY!

THE OLD PIER TAVERN
CASK ALES
GREAT LAGERS
TRADITIONAL FAMILY RUN PUB

MORLAND
FISH & CHIPS





Features

- Lock up unit
- Central Location
- Leasehold
- New lease to be created

Summary of Property

*** A LOCK UP STANDING IN AN EXCELLENT LOCATION ***

The Old Pier Tavern in Burnham-on-Sea is a former public house and entertainment venue offering a fantastic opportunity for those looking to enter or expand within the hospitality industry. This ground floor lock-up property was previously used as a popular bar and entertainment space, and it retains much of its original fit-out, including furnishings and equipment designed for the sector. Although none of the equipment has been tested, the property is well-suited for a variety of uses, from a revitalized pub or bar to a live music venue or entertainment hub.

With its spacious layout, the Old Pier Tavern boasts great potential for both redevelopment and ongoing operation. The premises are ideally located in the heart of Burnham-on-Sea, just moments from the seafront, attracting both locals and visitors alike. Whether you're looking to restore it to its former glory or introduce a fresh concept, this property presents an exciting opportunity for those with a vision for the hospitality sector.

Former Public House Premises

Rent £25,000 + VAT Per annum

£10,000 ingoing premium

Room Descriptions

Situation:

Standing in a prime location just a short walk from the main high street, which enjoys considerable local trade. This is enhanced by holiday trade during the summer months, further by weekend and day trippers. Within the surrounding area there are various other businesses together with excellent parking facilities. The property is also very close to the sea front and beach. Access to the M5 motorway junction 22 and the mainline railway station in Highbridge.

The Property:

The ground floor lock up property was used as a bar and entertainment venue until relatively recently, it has been equipped and furnished as such (none of the equipment has been tested). The property presents itself as an ideal opportunity for use in the hospitality industry with great potential.

Accommodation:

Communal Hall to:

Main Public Reception Area: 25.08m x 5.44m (82' 3" x 17' 10") maximum.

Double entrance doors, eight radiators, part wood laminate and part slate flooring.

Bar: 5.63m x 2.07m (18' 6" x 6' 9")

Various equipment and chillers.

Preparation Room:

Single drainer stainless steel sink unit, part tiled walls.

Cellar: 7.61m x 3.00m (25' 0" x 9' 10")

Refrigeration unit, Belfast sink, beer lines and piping for supply to the bar.

Store: 5.83m x 2.01m (19' 2" x 6' 7")

Double doors to the rear.

Preparation Rooms:

Work service with circular stainless steel sink, part tiled walls.

Rear Passageway:

With door to the rear of the property.

Kitchen: 5.46m x 3.64m (17' 11" x 11' 11")

Double bowl stainless steel sinks, extractor ventilation system, refrigeration with stainless steel work top, stainless steel hand wash basin, part tiled walls, and fluorescent strip light.

Staff Room: 3.85m x 3.38m (12' 8" x 11' 1")

Single drainer stainless steel sink unit having a mixer tap, fluorescent light strip.

W/C

Low level w/c and hand wash basin.

Customer Toilets:

Gents - Four urinal bowls, two cubicles with low level w/cs, hand wash basins, hand dryer, part tiled walls.

Ladies - Four cubicles with low level w/cs, hand wash basins, hand dryer, part tiled walls.

Services:

Mains electricity, gas, water and drainage are available.

Tenure:

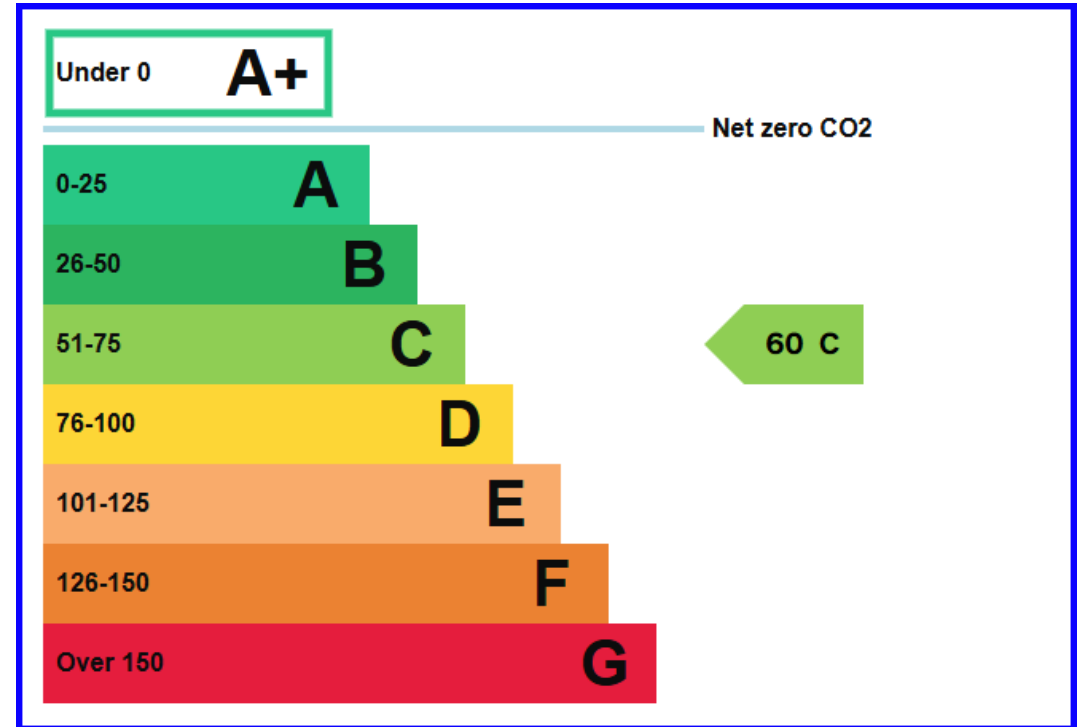
Leasehold - new lease to be created.

Vacant possession on completion.



Floorplan

GROUND FLOOR
2459 sq.ft. (228.4 sq.m.) approx.



TOTAL FLOOR AREA : 2459 sq.ft. (228.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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