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TAVERNS



CATASH, NORTH CADBURY

YEOVIL, BA22 7DH

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Catash could be described by many as the perfect pub. It is a beautiful, detached building located in the heart of the affluent Somerset village of North Cadbury, just 5 miles from Wincanton, 7 miles from its famous racecourse and less than 11 miles from Yeovil and the site of the World-Famous Glastonbury festival. Yeovil itself is a bustling market town of around 50,000 people and has a fantastic historical charm and a variety of great public transport links. North Cadbury is a quaint and traditional village to the North East of Yeovil and boasts an affluent and well-heeled residential population.

Pub Layout

The Catash sits in its own grounds with everything you could wish for from a perfect village community pub. The front door is located on the street available for passing foot-trade to gain access directly to the main bar. The second access point is through a rear door from the main car park used primarily for visitors to the area from outside of the village. As you walk in, the traditional well-kept interior oozes charm and a real home from home feel.

The pub is perfectly zoned to enable customers to enjoy their visit no matter what the occasion. A quiet drink with friends, out for a nice traditional pub lunch or a pub game or two, the pub hosts a cosy side snug, main bar area and a well-designed and laid out dining area. All of these zones are easily adaptable to enable the building to accommodate various social and community events, occasions an private functions. The sociable central bar servery links the two ends of the pub impressively and acts as the hub of the pub, as well as the hub of the village.

Externally there is parking for around 20 cars and some patio areas however the show stopper is the beautiful and extensive gardens which surround the well kept buildings. These are well known locally and act as a huge draw in the summer, perfect for socialising from Spring through to Autumn acting as a magnet for day-trippers, tourists and local families with plenty of traditional pub benches and brollies. Another welcome addition to the site is the very popular Skittle alley that hosts local teams most nights of the week and can be hired out for various other events and functions. There are also three popular letting rooms which are all a good size and all complete with their own with en-suite bathrooms.

TRADING STYLE

The Catash is currently a very popular and successful, multi-income stream village pub that oozes quality and serves a very impressive food offering. The drinks range already stretches across all categories and is extensive, hosting everything from casks to cocktails and everything in between, which are all regularly enjoyed by the locals. This pub easily trades seven days a week across all trading sessions and there are plenty of reasons to visit, including the Skittle and Darts teams, the friendly vibe and of course the highly reputable food. At the weekend the pub is a hive of activity all day hosting regular live entertainment, keeping the friendly and buzzing atmosphere going right up until the final bell.

ACCOMODATION

Private Accommodation

The private accommodation is spread over two floors and comprises 4 bedrooms, lounge, kitchen/diner and bathroom.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Letting Rooms

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FINANCIAL

Weekly Rent:£461.54
Estimated Annual Turnover*: £290,053
Security Deposit: £6,000
Working Capital: £3,000
Stock: £4,000
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The ingoing licensee at the Catash should fully understand the fundamentals of running a community pub and be able to demonstrate the ability to connect well with a broad range of locals and customers to drive regular return visits and recommendations.
The outgoing licensee will hand this business over in fantastic shape, however, there are always opportunities to be had for growth and increased revenue, including extending opening hours, expanding the drinks range further and utilising the outside space regularly throughout the summer for such events such as Cider and Ale festivals, family fun days and external live events.
This pub is already a thriving and favoured asset in the community and those looking to take the site on will enjoy a ready to trade, established business with the chance to become a key member of a welcoming and wholesome village.

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