



Best Western Henbury Lodge Hotel

*60, Station Road
Henbury
BS10 7QQ*

Freehold: £1,850,000

Ref: 3440658



LOCATION

The hotel is located in the city of Bristol which is the most populated city in the south of England and one of the strongest economies outside London. The hotel is situated within easy reach of the Severnside and Avonmouth business parks, the Aztec West business park, Cribbs Causeway Retail Park, the M5 motorway junction 17 and the M4 junction 15 Almondsbury Interchange. There are two highly regarded golf courses nearby and the hotel is within easy reach of Bristol City Centre, the harbourside and the famous Clifton Suspension Bridge.

TENURE

Freehold



KEY HIGHLIGHTS

- 3 star hotel producing good profits
- Grade II listed 17th Century property
- Close to Cribbs Causeway and M5/M4
- 22 Individual en-suite guest bedrooms
- Bar (16) Lounge (20) Restaurant (34)
- Attractive gardens and car park. EPC awaited



DESCRIPTION

Situated on the edge of Bristol in the well regarded suburb of Henbury, Henbury Lodge Hotel sits centrally within its plot. Grade II Listed and constructed of stone under a slate pitched roof, it's an attractive Georgian gem.

The hotel offers twenty two luxury feel rooms throughout the site, within the main hotel and further, adjoining Coach House. All rooms come with en suites.

Externally the tranquil and enclosed gardens offer privacy and escape from the hustle and bustle of the city and there is ample parking for a number of vehicles to the front.





INTERNAL DETAILS

The interior of Hanbury Lodge Hotel is designed to combine traditional character with the comfort expected by today's guests, offering a welcoming atmosphere from the moment you step inside. The layout is practical and well-considered, with defined areas for guest relaxation, dining, and accommodation, making it suitable for both leisure visitors and business travellers.

Guests arrive through an elegant entrance that retains period features such as decorative woodwork and original stonework. The reception area provides a warm first impression, with a welcoming desk, comfortable seating for arrivals, and clear access routes to the lounge and bedrooms. The layout ensures smooth guest flow and an efficient check-in/check-out process.

To one side of the entrance lies the lounge and bar, a bright and sociable space designed for both residents and non-residents. Large windows provide natural light and views across the gardens, while soft furnishings, upholstered armchairs, and coffee tables create a relaxed atmosphere. The bar itself is well-positioned to serve both the lounge and adjoining dining areas, with shelving and counters suited to both daytime café-style service and evening drinks. This room is often used for informal gatherings, light meals, or as a waiting area before dinner.

The restaurant and breakfast room offers a more formal dining environment, with space for a good number of covers. The décor balances classic charm with modern convenience featuring neutral tones, polished flooring or carpeted sections, and adaptable lighting for breakfast, lunch, and dinner service. The layout accommodates both individual tables for couples and larger arrangements for families or groups. French doors or large windows open towards the gardens, adding light and a pleasant backdrop for dining.

The hotel benefits from a well-equipped commercial kitchen, positioned conveniently near the restaurant and bar for efficient service. Ancillary areas include dry storage, laundry and linen rooms, and staff welfare facilities. These spaces are thoughtfully arranged to keep operational areas separate from guest-facing parts of the hotel.

EXTERNAL DETAILS

The hotel is approached via a gravel driveway with car parking areas. To the side and rear of the hotel are attractive landscaped gardens well stocked with mature shrubs and trees. A level lawn at the side of the hotel with garden furniture for guests an ideal space for marquees if required.



LETTING ACCOMMODATION

The hotel provides twenty two well-presented letting bedrooms, each arranged across the ground and upper floors. Room categories typically include doubles, twins, and family rooms, all finished with en-suite bathrooms. Interiors combine practical furnishing—comfortable beds, bedside units, desks, and wardrobes—with period detailing such as feature windows or exposed beams in certain rooms. Bathrooms are fitted with showers or shower-over-bath combinations, tiled walls, and contemporary fixtures.

There are twelve guest bedrooms within the main house and ten within the coach house.





THE OPPORTUNITY

Henbury Lodge Hotel presents a compelling opportunity for an operator, investor, or hospitality entrepreneur seeking a boutique-scale property in a strong North Bristol location. Its combination of period charm, proximity to key demand drivers, and scope for further development makes it a flexible and attractive proposition.

Our clients have invested substantially in the hotel which is extremely well presented with stylish well decorated interior in keeping with the age and historic nature of the property, spacious and comfortable bedrooms with quality modern bathrooms.

PLANNING PERMISSIONS

Planning permission was granted in 2022 to convert the existing shed and lean-to with an outbuilding to accommodate a garden room for functions and events. For further planning information, copy and paste the link to the planning portal - [https://pa.bristol.gov.uk/online-applications/applicationDetails.do?](https://pa.bristol.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3E4H1DNHMR00)

[activeTab=summary&keyVal=R3E4H1DNHMR00](https://pa.bristol.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3E4H1DNHMR00)

FIXTURES & FITTINGS

Trade fixtures & fittings are included in the freehold sale, those items that are personal to the current owner may be excluded, please contact the selling agent for further information.

TRADING INFORMATION

Trading information can be obtained by the selling agent.

DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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