



File Ref: W-219102

White Horse

24 High Street, Westbury-on-Trym, Bristol BS9 3DZ




Tenure
To Let


Price
Nil Premium

- New free of tie lease available
- Affluent Bristol suburb
- Many period features
- Split level trade areas (1,417 sq ft)
- External trade area
- Owner's accommodation



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Location

The White Horse occupies a highly visible position in the centre of Westbury-on-Trym, a popular and affluent suburb of Bristol. Bristol city centre and the motorway are easily accessible from here and Westbury offers good quality housing and amenities.

Westbury-on-Trym has a strong retail and leisure offer, with a number of banks, shops and pubs, with operators such as Loungers, Costa Coffee and a host of independent bars and restaurants.

Description

The White Horse is understood to date from the 18th century and boasts many original features throughout. The ground floor provides traditionally presented trade areas with split level trade areas. The upper floor provides a commercial kitchen and owner's accommodation.

The pub benefits from external seating in the form of an enclosed courtyard.



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Trade

The White Horse occupies a prominent position in the centre of Westbury-on-Trym, an affluent area to live and is well positioned to service the local population. It benefits from good sized trade areas, the pub is ideally suited to act as a community local and destination food house.

Accommodation

Ground Floor

A lobby entrance provides access to the trade areas with the left hand side providing a well presented dining room with wood floors throughout and exposed stone walls and beamed ceiling. There is a fireplace within this area.

Main Bar - the main bar provides access to the various trade areas and has flagstone floors throughout, exposed stone and wood panelled walls and many original features. A bar servery is positioned in this area. The bar leads through to a snug area, with vaulted ceilings, providing further seating.

Restaurant - a raised trading area accessed via stone steps with wood floors throughout with access to the external trade area.

In total approximately 60 covers can be accommodated at ground floor level.

A temperature controlled beer store is situated at ground floor level.

First Floor

The first floor is in two sections, with the area above the restaurant providing customer toilets.

The remainder of the first floor provides a trade kitchen with non-slip Altro floors, dumb waiter to ground floor and full commercial extraction, leading through to a prep room and wash-up area and access to a private yard.

Various storage areas and an office are also located at this level.

Second Floor

The second floor provides owner's accommodation, briefly comprising a large lounge, double bedroom, domestic kitchen and bathroom.

External

There is an attractive enclosed external trade area which is split level and can provide approximately 25 covers. There is also a private yard.

Floor Areas

We have measured the ground floor in accordance with the RICS code of measuring practice on a gross internal basis (GIA) as follows:

Ground Floor 131.6 sq m (1,417 sq ft)

Tenure

Rental offers are invited for a new free of tie lease. The rent will be subject to VAT. Terms will be agreed by negotiation. The lease will be protected by Part II of the Landlord & Tenant Act 1954. There will be a deposit required which will be the equivalent of three months' rent and the rent will be paid quarterly in advance. The rent will be subject to annual increases in line with the Retail Price Index and five yearly rent reviews. The lease will be assignable after the end of the first two years and will be let on full repairing and insuring terms. Standard free of tie Heads of Terms are available on request.

Required Capital

The first quarter's rent and other contractual charges will be payable in advance and the deposit payable will be 25% of the final agreed rent. In addition you will need to provide funds for professional advice and a level of working capital, the amount will be dependent on your business plan.



Planning

The property is not Listed but is situated within Westbury-on-Trym Conservation Area.

Licence

A premises licence prevails, the main licensable activities being:

Sale of alcohol; recorded music:
Monday to Sunday 09:00am - 11:00pm

Business Rates & Council Tax

The property is in an area administered by Bristol Council. The 2023 Rateable Value has been assessed at £24,500.

The domestic accommodation is within Band C for council tax purposes.

EPC

The property has an EPC rating of D.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

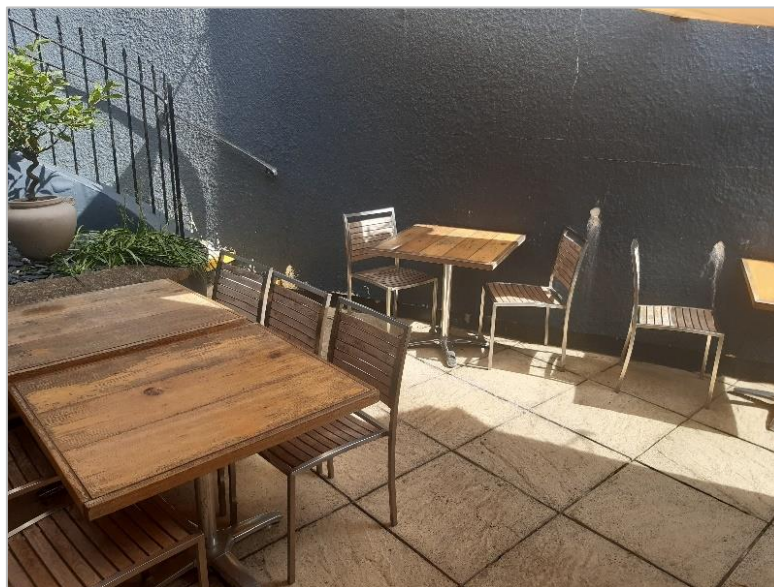
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment through Fleurets West & South Wales office on 0117 923 8090.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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