



# Lilliput Farm Kitchen

Toghill Barns, London Road, Wick, Bristol BS30 5RU

**Tenure**

**To Let**

**Price**

**Nil Premium**

- Modern barn style restaurant
- Superbly presented – ready for immediate use
- Ground & first floor trading 90+ covers
- Extensive outside seating with great views across to Wales
- 6.5 miles to Bath, 10 miles to Bristol, 4.5 miles to M4





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## Location

The Lilliput Farm Kitchen is very accessible being located on the A420 and only a few miles from Bath, Bristol and the M4. The area benefits from an affluent residential catchment and is an excellent accessible location for people meeting from further afield. The position on the hills above Bath, with views across to Bristol, the Malvern Hills and Wales, represents a superb, elevated position. The Lilliput Farm Kitchen is surrounded by fields and has ample parking to the front of the premises.

## Description

Lilliput Farm kitchen is a recently constructed two storey barn style building with an ancillary barn available for further conversion/use. Surrounding the barn are level grassed areas providing valuable outside seating areas, plus car park.

Internally, the premises can provide up to 94 covers on ground and first floors, there is an open style kitchen and floor to ceiling glazing with doors opening to the gardens, providing a light and airy dining experience with far reaching views.



## Trade

The premises are closed for personal reasons but offer a superb opportunity to run Lilliput Farm Kitchen as a restaurant/cafe/events venue, perhaps including weddings. The owners previously operated with a turnover in the order of £420,000 pa excluding VAT. The premises were previously Pasture for Life certified.

## Accommodation

### Ground Floor

The ground floor is accessed via double doors and there is a further set of double doors to the rear providing access to the main restaurant/cafe space which provides circa 36 covers, bar/servery and open plan kitchen. There are three sets of fully glazed sliding doors providing access to the gardens. The kitchen is extremely well equipped with modern, almost new, equipment. In addition, there is a further preparation kitchen located in an external building. The ground floor is linked to the first floor via a staircase and there is also a lift. The first floor restaurant space provides circa 58 covers and benefits from elevated views across countryside and with distant views.

## External Buildings

There is a detached single storey building providing two toilets and an accessible WC, preparation kitchen, walk-in fridge, staff WC, locker room and boiler/tank room, all fitted to a high standard. Across a small courtyard is a further single storey detached building providing fridge and freezer space, a large undeveloped covered area, offering the opportunity for further development and perhaps a farm shop.

## External

Car park - extensive parking plus staff parking areas.

Gardens - the premises are surrounded by well-kept and stocked gardens which provide a superb external dining experience. In addition, it may be possible to rent further land, for potential marquee use by separate licence agreement.

## Tenure

The premises are available to let on a free of tie internal repairing and insuring lease. The freeholder will remain responsible for the main structure. Lease terms are flexible, up to a maximum term of 10 years. The guide rental is £35,000 per annum and concessions will be granted in the first year to enable parties to build trade.

## Inventory

The inventory is currently owned by the freeholder and will be available for purchase by negotiation.

## Planning

The property is not Listed or situated within a Conservation Area.

## Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol, Plays, Films & Dance  
Monday to Sunday 09:00 - 23:00

## Business Rates

The property is in an area administered by South Gloucestershire Council.

Rateable Value £26,750 (2024) & £27,500 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.



## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are advised that the premises benefit from mains water, 3 phase electricity, private sewerage system.

## Viewing

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

## 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.

## 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.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

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