



## Crown Inn

14 High Street, Staple Hill, Bristol BS16 5HP

**Tenure**

**To Let**

**Price**

**Nil Premium**

- Free of tie lease
- Popular Bristol suburb
- Large beer garden & car park
- Strong local following
- Owner's accommodation



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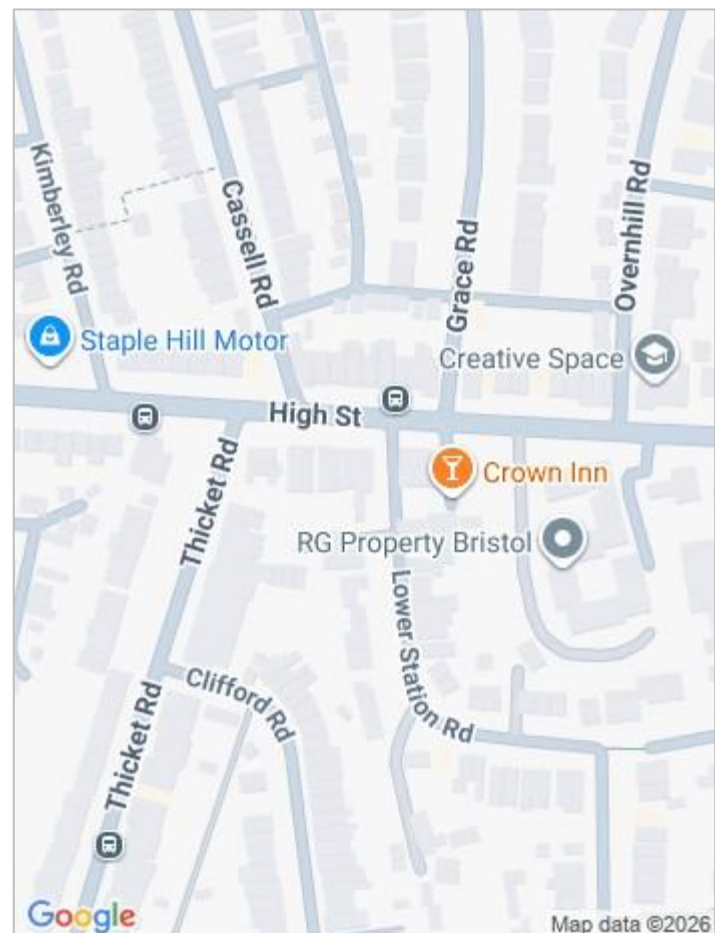
## Location

The Crown Inn is situated approximately four miles north east of Bristol city centre in the popular area of Staple Hill which links into Fishponds. There is a large residential catchment surrounding in addition to local businesses.

## Description

The property comprises a detached public house arranged over basement, ground and first floors.

The property is stone built and set back from the main road and occupies a large site providing extensive car parking and a large beer garden with covered smoking area.



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## Trade

The premises are currently operated under a lease therefore no accounts are available. This is an extremely popular community pub with a strong local following and is well supported with darts teams and a sports following. The property benefits from extensive external trade areas and is surrounded by high density residential development offering a source of local trade.

No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

## Accommodation

### Ground Floor

The ground floor provides an open plan one bar operation with central bar servery. This area is traditionally decorated with a mix of wood and tiled floors.

There are currently two further raised seating areas and two darts throws. To the rear of the ground floor is a kitchen which is part commercial.

### First Floor

The first floor provides good sized owner's accommodation comprising two bedrooms.

### Basement

The basement provides a temperature controlled beer store.

### External

The property occupies a large site which includes an extensive trade garden plus covered seating area in addition to a large car park.



## Tenure

A new free of tie lease is available. Terms to be negotiated. The guide rent is £35,000 per annum.

## Required Capital

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity, plus funds to cover any inventory, stock and glassware valuation, pay three months' rent and insurance and also cover legal fees, stamp duty and working capital. A deposit will be required equivalent to six months' rent plus VAT.

## Application Procedure

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview.

To obtain an application please contact Fleurets West & South Wales office on 0117 923 8090 or email [west@fleurets.com](mailto:west@fleurets.com)

## Planning

The property is neither Listed nor situated within a Conservation Area.

## Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol, Recorded Music, Live Music	
Monday to Saturday	10:00 - 00:00
Sunday	11:00 - 23:00

## Business Rates & Council Tax

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

Rateable Value as of April 2026 is £16,000

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

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

## 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 all mains services.

## 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.

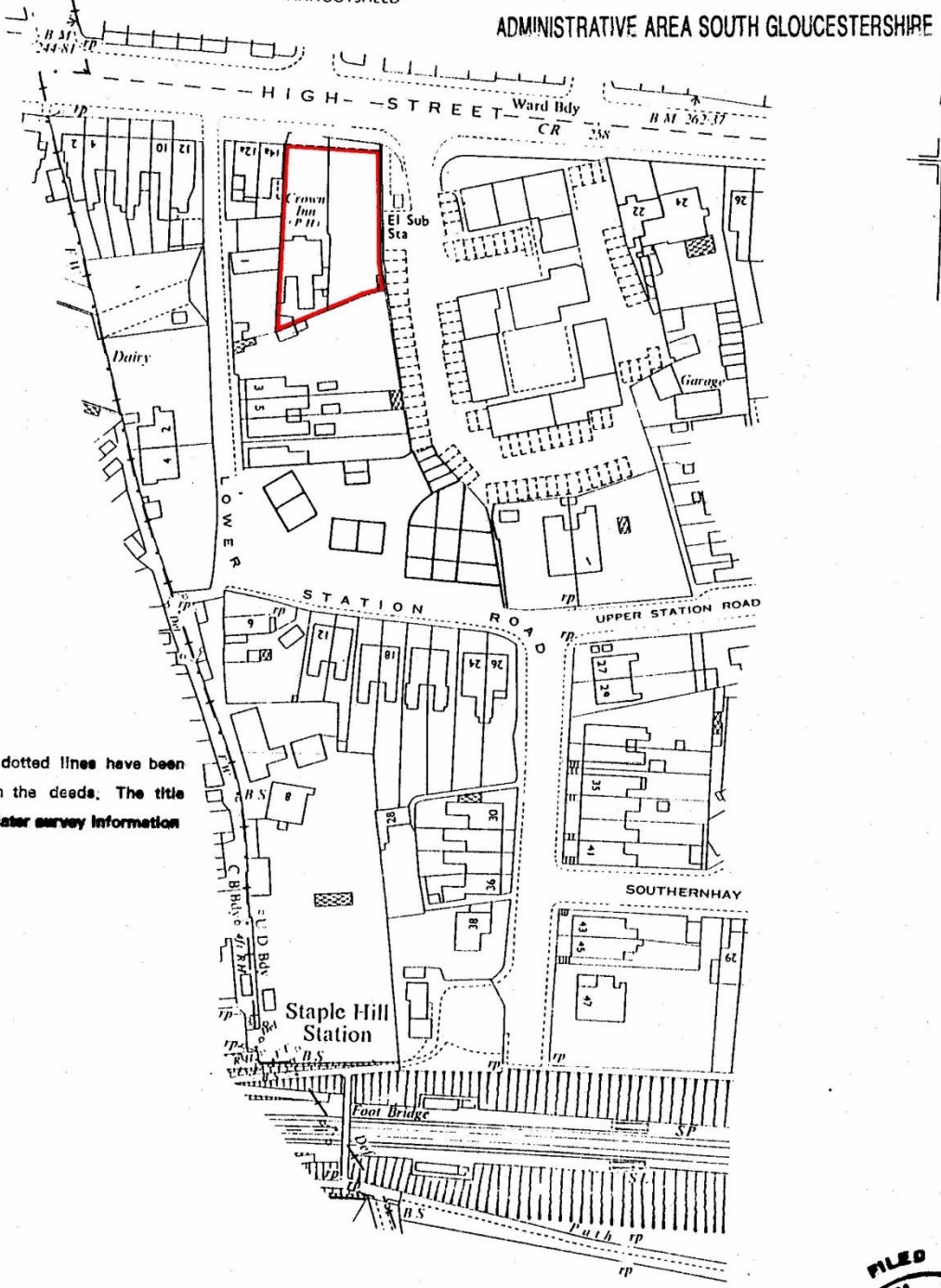


## Money Laundering

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.



H.M. LAND REGISTRY		TITLE NUMBER	
		<b>AV209882</b>	
ORDNANCE SURVEY PLAN REFERENCE ①	COUNTY	SHEET	NATIONAL GRID
	AVON		ST 6475
Scale: 1/1250		KINGSWOOD DISTRICT	SECTION R
		MANGOTSFIELD	© Crown Copyright 19



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



For further information please log onto **fleurets.com** or contact:

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