



File Ref: W-118742

The White Horse Inn

Northwick Road, Pilning, Bristol BS35 4HA



Pubs


Tenure
To Let

Price
Nil Premium

- New free of tie lease
- Substantial semi-detached pub in Pilning village
- Two bar areas & skittle alley
- Extensive garden & car park
- 4 bedroom manager's accommodation



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Location

The White Horse Inn is located in Pilning, a village lying 8 miles north of Bristol city centre. Nearby are the M4 and M49 Motorways, as well as the A403 trunk road, which connects the village to both motorways and Bristol and Avonmouth beyond. In the immediate vicinity is mainly residential housing, with some offices and retail, including a used car dealership.

Description

The property comprises a two storey semi-detached public house with rendered elevations under a pitched tile roof. There are single storey extensions adjoining to the side and rear of the original building. To the front of the property is a beer terrace and spacious car park with circa 20 spaces. To the rear is an extensive beer garden and raised decked seating area. Internally, the ground floor comprises two trade areas arranged around a central servery, with a skittle alley to the rear and adjoining commercial kitchen and stores.



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Trade

The premises have previously been operated under a lease and no accounts are available. Trade comes from the local community and there is scope to accommodate a number of skittles teams. There is potential to introduce a quality food offer which will help draw destination trade and the property has the added benefit of a large car park and extensive external seating areas. The property could be suitable for alternative community uses subject to obtaining the necessary consents.

Please note the White Horse Inn is closed and in need of some renovation and redecoration. No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

Accommodation

Ground Floor

The main entrance is at the front of the property and leads to a porch with doorways to two separate trade areas. The main bar to the right side has a wooden-topped servery, exposed timber beams, stone fireplace, painted stone walls, and loose wooden tables, chairs and upholstered bench seating for approximately 40 covers. To the left of the entrance porch is a snug bar with wooden servery, stools and loose wooden tables and chairs for approximately 20 customers. To the rear of the main bar is the skittle alley/function room, with dedicated wooden servery, part panelled walls and wooden tables and chairs for approximately 80 covers. Male and female customer WCs are located off the main bar and at the rear of the skittle alley.

Adjacent to the skittle alley is the trade kitchen, preparation and wash up area, fridges and freezers and a temperature-controlled beer store and spirit cupboard.

First Floor

Arranged to provide manager's accommodation, comprising a kitchen, family bathroom and four double bedrooms.

External

To the front of the property is a beer terrace with bench seating for 20 customers. Parking is available for approximately 20 vehicles. At the rear of the property is an extensive beer garden, with a raised deck and grassed area beyond.

Tenure

A new free of tie lease is available. Terms to be negotiated. The guide rent is £30,000 per annum. There will be annual indexation-linked increases.

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.



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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 Bristol@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

Monday to Thursday 10:00 - 12:00
Friday to Saturday 10:00 - 01:00
Sunday 10:00 - 12:00

Live Music & Recorded Music

Monday to Thursday 10:00 - 11:00
Friday to Saturday 10:00 - 12:00
Sunday 10:00 - 11:00

Films & Indoor Sporting Events

Monday to Thursday 10:00 - 12:00
Friday to Saturday 10:00 - 01:00
Sunday 10:00 - 12:00

Business Rates

The property is in an area administered by South Gloucestershire Council. The 2023 Rateable Value has been assessed at £2,500.

100% small business rates relief might apply to this property.

EPC

The property has an EPC rating of C.

Services

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



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

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