

# TO LET/FOR SALE

FREEHOLD PUBLIC HOUSE  
190.07 SQ M (2045 SQ FT)



THE SWAN  
114 HIGH STREET  
WINTERBOURNE  
SOUTH GLOUCESTERSHIRE  
BS36 1RE

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

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[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

The property is located in Winterbourne, just north of Bristol. The immediate vicinity is predominantly residential. The property is approximately 8 miles north of Bristol City Centre and has easy access to the M4/M32 motorway networks. Nearby occupiers include Tesco Express, CO OP and Henriques Griffiths Solicitors.

## DESCRIPTION

- Detached public house arranged over ground and first floor.
- Seating for circa 45 covers internally.
- Substantial car park.
- External seating area for customers for circa 55 covers.
- First floor staff accommodation with 4 double bedrooms.
- Short commute to M4 and M32 motorway networks.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

| Description                         | Sq M          | Sq Ft       |
|-------------------------------------|---------------|-------------|
| Main Dining Area                    | 55.50         | 597         |
| Kitchen/Prep                        | 33.21         | 357         |
| Bar Area                            | 17.24         | 186         |
| Bar                                 | 13.02         | 140         |
| Bar Seating Area                    | 33.08         | 356         |
| Cellar                              | 38.02         | 409         |
| WC's 1                              |               |             |
| WC's 2                              |               |             |
| <b>Total Net Internal Area (GF)</b> | <b>190.07</b> | <b>2045</b> |

The site area is approximately 0.147 hectares (0.364 acres).

Note we have been unable to reference the first floor.

## TENURE

The property is available freehold or by way of a new full repairing and insuring lease for a term to be agreed.

## RENT/SALE PRICE

£40,000 per annum exclusive or £550,000.00 (five hundred and fifty thousand pounds) exclusive for the freehold interest.

## BUSINESS RATES

The Valuation Office Agency website states the property is assessed for Business Rates as follows:

**VOA Description:** Public House and Premises

**Rateable Value (1<sup>st</sup> April 2026):** £7000

It is likely many occupiers will not pay any business rates.

The property is also assessed for council tax as follows:

**Council Tax Band:** A

Interested parties are advised to make their own enquiries with South Gloucestershire Council to ascertain the exact rates payable.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent/sale price but this will be confirmed.

## PLANNING

We have not made any enquiries with South Gloucestershire Council with regards to the current planning consent, however, we have assumed that the property has planning for Sui Generis use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The pub has an EPC Rating of C (73), expiring 27 July 2033.

The flat has an EPC Rating of D (60), expiring 13 January 2036.

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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**SUBJECT TO CONTRACT**  
**April 2026**