



## The Rising Sun

231 Winsley Road, Bradford on Avon, Wiltshire BA15 1QS

### Leasehold Offers Invited

- Free house in suburban area of desirable Wiltshire town
- Two bars
- Two/three bedroom owners accommodation
- Mature rear garden with lawn and patio
- Outbuilding
- New free of tie agreement

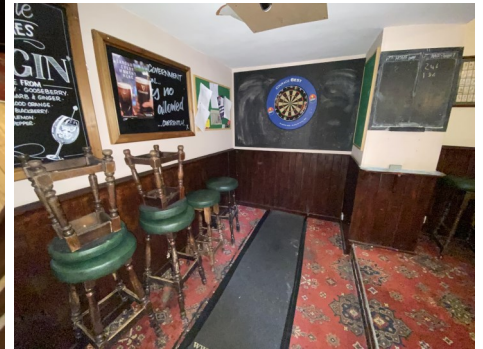
Ref: 8591

**01460 259100**

**wessex@sidneyphillips.co.uk**

**SP** Sidney  
Phillips





## LOCATION

The Rising Sun is located to the north of the town centre of Bradford on Avon on the B3108 which connects to the village of Winsley and beyond to the River Avon, The Kennet & Avon Canal and the A36 which connects to the Cathedral City of Bath. The nearby B3109 also provides a direct route to the A4 and Bath, via Batheaston.

Bradford on Avon is a highly attractive and desirable town with a population of circa 9,500 people. The town has a large number of fine period properties, many dating from the Seventeenth Century. Bradford on Avon has become a highly desirable residential location as it is only 8 miles south-east of Bath. The town has a railway station on the Bristol to Weymouth line. Running parallel to the railway is The Kennet & Avon Canal, which since its restoration, has become a major tourist and leisure attraction.

The Rising Sun is a mid-terrace property of natural local stone and having a Victorian appearance. The property is two-storey with a single storey building to the rear.

The property is briefly described as follows:

## TRADE AREAS

Front entrance porch with access to both bars. The SNUG BAR has seating capacity for approximately 15. Fitted carpet, fireplace and polished topped panel front BAR SERVERY with canopy over.

The MAIN BAR seating 30 adjoins with interconnecting BAR SERVERY, has timber wood flooring with exposed timber beams and fireplace.

LADIES AND GENTLEMEN'S TOILETS.

Ground floor KITCHEN.

BASEMENT BEER CELLAR with external access from Winsley Road.

## OWNERS ACCOMMODATION

Located at first floor are THREE MAIN ROOMS suitable for use as two bedrooms and a sitting room. BATHROOM.



## EXTERNAL

To the rear of the property is a good sized split level GARDEN with seating for approximately 35 customers. SINGLE STOREY OUTBUILDING currently being used for storage.

## THE BUSINESS

The business has been hitherto let to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

No direct approach to be made to the business, please direct all communications through Sidney Phillips. Viewings strictly by appointment only.

## LICENCE

A full Premises Licence is held for the sale of alcohol.

## SERVICES

All mains services are connected.

## LOCAL AUTHORITY

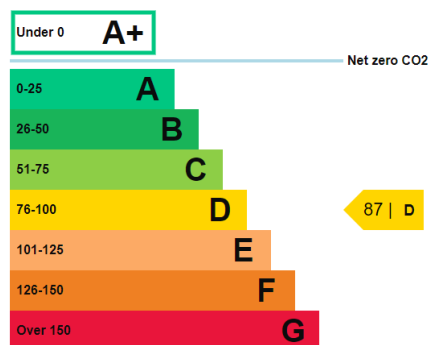
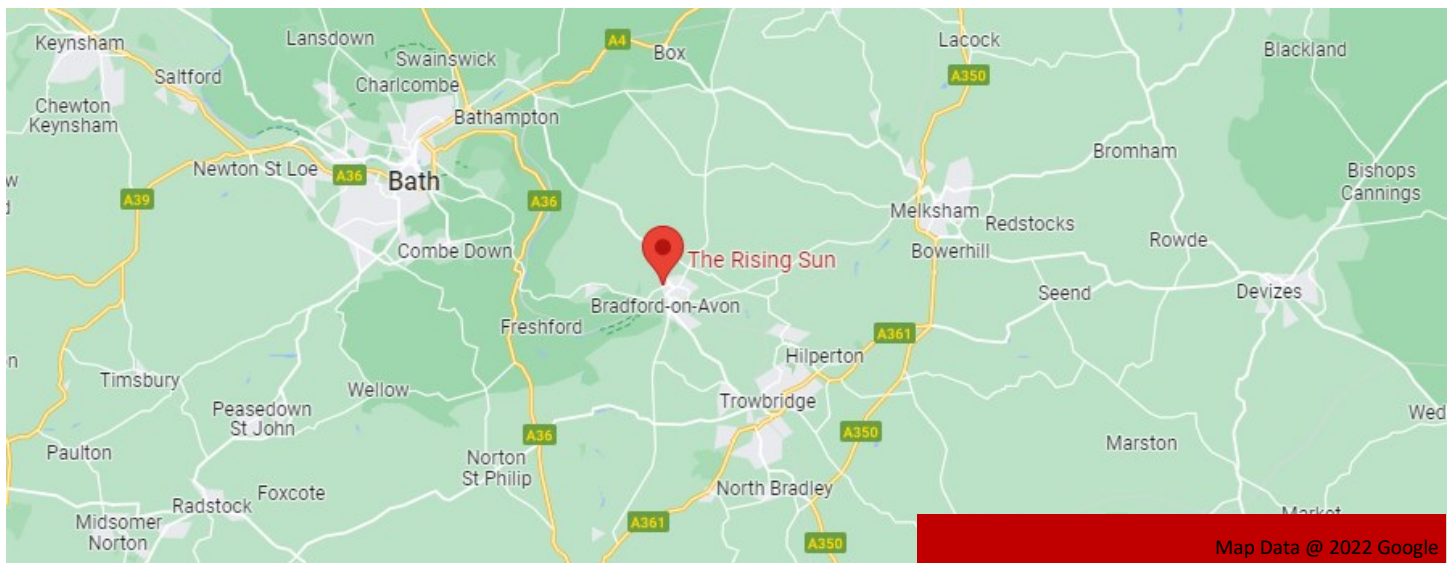
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge BA14 8JN

Rateable Value : £11,700





<b>LEASEHOLD</b>	<b>Leasehold Offers are Invited.</b>
TERM	A lease term of up to twenty years can be negotiated.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	The lease is fully assignable, subject to Landlord's consent. Such approval will not be unreasonably withheld.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's annual rent in advance.
RENT GUIDE	£25,000 paid quarterly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term and RPI indexation annually. This is subject to a minimum of 2.5% and a maximum of 5%.
REPAIR LIABILITY	Full repairing and insuring lease agreement.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
LANDLORD COSTS	The successful applicant will need to contribute £1,500 towards the Landlords legal fees.
VAT	Please note that VAT will be payable on the rental payments.



## BUSINESS MORTGAGES

01834 849795

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## UTILITY HELPLINE

01432 378690

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EPC Reference: 0230-2236-0320-7140-9050

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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