



File Ref: W-018123

The Downend Tavern

125 Downend Road, Fishponds, Bristol BS16 5BE



Tenure
Leasehold

Price
Nil Premium

- Free of tie lease
- Open plan trade areas
- Separate skittle alley/function room
- External trade area
- Good sized owner's accommodation



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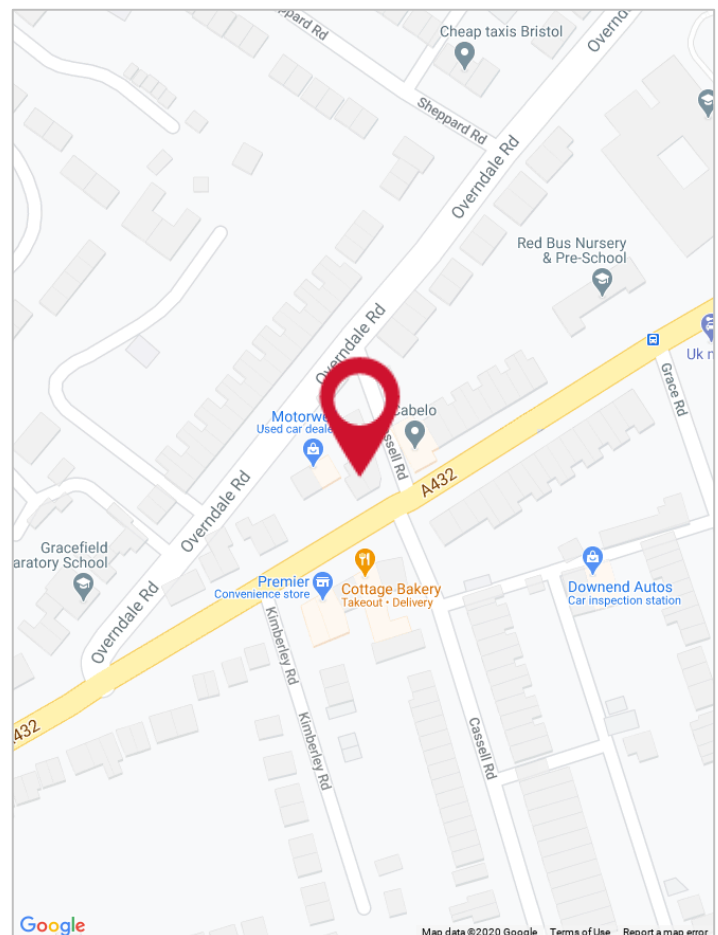
Location

The property is situated in the popular Bristol suburb of Downend, situated to the north east of Bristol city centre and in close proximity to Fishponds. In January 2020 the Sunday Times named Downend as one of the UK's best suburbs.

The property occupies a prominent junction location fronting the busy Downend Road and is surrounded by good quality residential dwellings.

Description

The property comprises an attractive stone built building arranged over basement, ground and first floors, with the added benefit of an extensive double frontage on to Downend Road and Cassell Road. The property is arranged to provide trade areas at ground floor with owner's accommodation on the upper parts. There is also an enclosed external trade area.



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Viewing

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

COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

Trade

The premises have previously been operated under a lease therefore no accounts are available. The Downend Tavern provides good sized trading accommodation with the added benefit of external space and the accommodation also benefits from a trade kitchen. This is an extremely popular area to live and the property is surrounded by housing which will offer a good source of local trade. No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

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Accommodation

Ground Floor

Entry via a porch fronting on to Downend Road provides access to the main bar which benefits from part carpeted and part tiled floors and the area is traditionally decorated, with a fireplace with tiled surround and ceiling mounted fans. This area provides a large bar servery and in total approximately 45 covers can be accommodated.

To the rear of the main bar is a function room/skittle alley which can comfortably accommodate another 30 to 40 covers. The remainder of the ground floor provides a commercial kitchen with full extraction, plus customer toilets.

First Floor

The first floor is arranged to provide living accommodation briefly comprising 2 large double bedrooms with fitted wardrobes, a domestic kitchen, a lounge, a bathroom and separate WC.

External

To the rear of the main building is an external trade area with separate access from Cassell Road.

Tenure

A new free of tie lease is available. Guide rent £25,000 per annum, subject to annual increases in line with RPI and 5 yearly rent reviews.

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 one quarters rent and insurance and also cover legal fees, stamp duty and working capital.

A deposit will be required equivalent to 3 months' rent including an amount equivalent to 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 Bristol@fleurets.com.



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Additional Information

1. The lessee will be responsible for a contribution of £1,500 towards the landlord's reasonable legal costs.
2. 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 lessees should consult their accountant for professional advice in this respect.

Planning

This property is neither listed nor situated within a conservation area.

Licence

A premises licence prevails, the main licensable activities being:- Sale by retail of alcohol for consumption on and off the premises; performance of dance and live music and playing of recorded music:

Monday to Saturday	11am - 12am
Sunday	12pm - 12am

Business Rates & Council Tax

The property is in an area administered by Bristol City Council. The 2017 Rateable Value has been assessed at £11,875.

100% small business rates relief might apply to this property

N.B. No business rates will be paid in the tax year 2020-21

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

EPC

TBC

Services

We are advised that the premises are connected to all mains services.

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.

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- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
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