

# TO LET

**JSR**  
BUSINESS PROPERTY ADVISORS



## The Swan Inn

**Conham Hill, Hanham, Bristol BS15 3AP**

The Swan Inn is located on Conham Hill in Hanham, Bristol, near the scenic River Avon making it a popular spot for walkers and cyclists exploring the Conham River Park. The area combines a countryside feel with easy access to Bristol city, making The Swan Inn a great stop for both locals and visitors looking for a relaxed, traditional pub experience.

### **Tenure**

Leasehold new 20 year free of tie lease available

### **Asking Rent**

£45,000 + vat per annum



To arrange a viewing contact JS Reakes phone: 0117 9200 090 email: [office@jsreakes.co.uk](mailto:office@jsreakes.co.uk)

## Business Trade

Currently run by a family team this historic establishment has been serving the local community for generations. The Swan Inn remains one of the few traditional "local" run pubs in the area.

- Established business
- Website and social media presence
- Catering Kitchen
- Skittle Alley/function room 30+
- Seating in main trade area 60+
- Garden seating for approx. 60

## Ground Floor

Access via side of the property to open plan ground floor trade areas and central bar servery. The Interior décor a mix of wood and carpeted floors, wood and plaster beam. A skittle alley which doubles as a function room for approx. 30 people, ladies and gents toilets. To the rear of the bar is the catering kitchen and large storage area and access to the ground floor chilled beer cellar and bottle store.

## External

Side access from the main trading area leads to a wooden framed covered seating area and steps down to an enclosed rear garden. The south facing garden has a grassed area with seating and attractive paved area with seating. There is a Car park to the side of the property providing 15+ parking spaces.

## First Floor

Owners accommodation comprising of 2 bedrooms, kitchen, bathroom and living area.



## **Fixtures and Fittings**

To be agreed

## **Premises Licence**

The pub operates on the following schedule:

Monday to Thursday: 1:30 pm – 10:30 pm

Friday and Saturday: 1:00 pm – 10:30 pm

Sunday: 12:00 pm – 4:00 pm and 7:00 pm – 10:30 pm

Premises license available on request

## **Services**

We have been informed all mains services are connected

## **EPC**

Requested

## **Vat**

All quotes are exclusive of VAT unless otherwise stated

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **Money Laundering**

HMRC Money Laundering Regulations require us to conduct checks up-on 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.

### **Property Misdescriptions Act 1991**

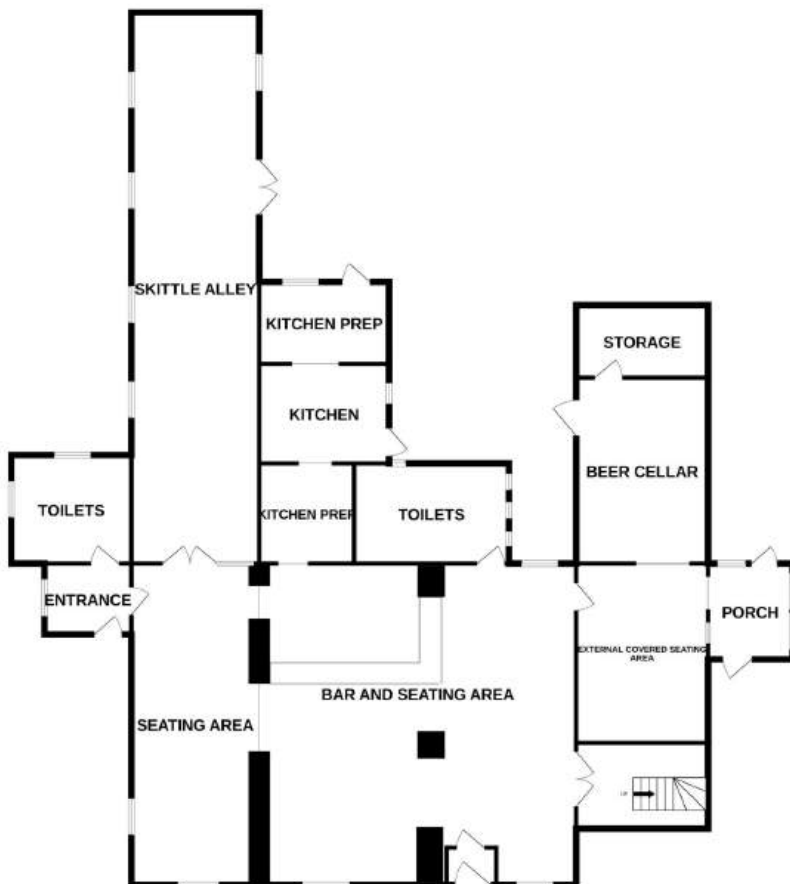
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# FLOOR PLANS

## The Swan Inn Conham Hill, Hanham, Bristol BS15 3AP

Ground Floor



GROUND FLOOR

First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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