



File Ref: W-320018

The Ship Inn

Temple Street, Keynsham, Bristol BS31 1ER



Tenure
To Let


Price
Nil Premium

- Free of tie lease
- Prominent town centre location
- Two large bars & restaurant
- Large garden & car park
- Owner's accommodation



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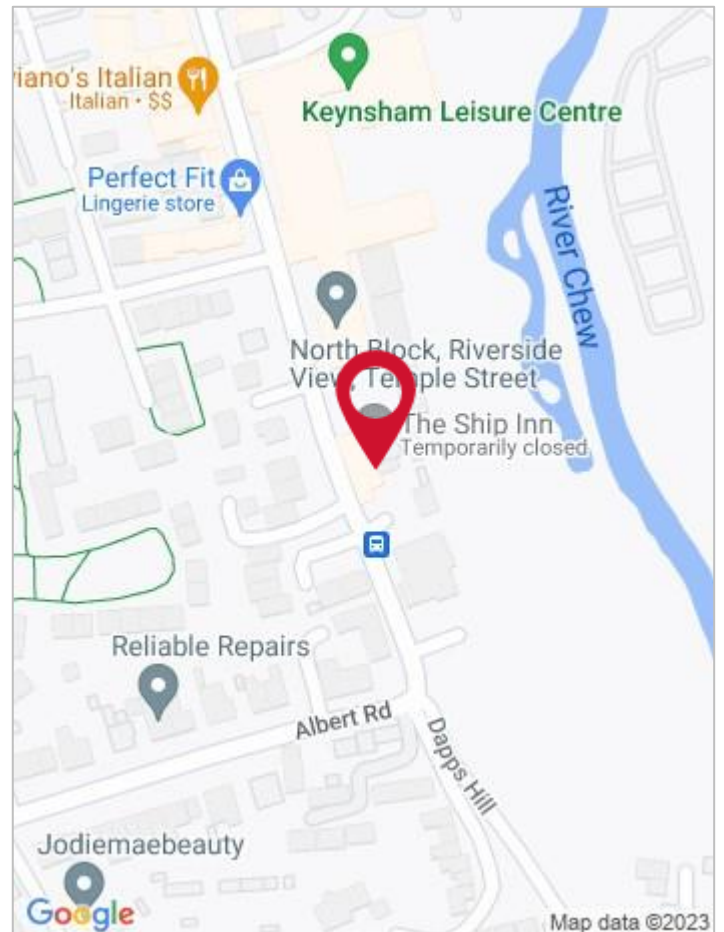
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Location

The Ship Inn is located in Keynsham town centre, a popular town between Bristol and Bath with a resident population in excess of 15,000, which is expanding rapidly with major development including the Somerdale Factory, which with other developments could provide a further 3,000 houses. Keynsham town centre is undergoing significant regeneration with the Council scheme improving the High Street and the arrival of occupiers such as Loungers. The Ship Inn is prominently located at the end of the High Street close to the Council Offices, leisure centre and prime retail pitch.

Description

The property is believed to date from 1636, being detached and of stone and rendered block construction under a pitched roof, arranged over two storeys plus basement with single storey extensions to the sides and rear, providing trading accommodation at ground and mezzanine level, plus owner's accommodation on the upper floor. The property occupies a large site with car park and extremely attractive outside trade areas overlooking the park.



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Trade

The premises have previously been operated under a lease therefore no accounts are available. The property occupies a prime position within Keynsham town centre and benefits from a strong local catchment attracting teams and local residents. The potential to introduce a food trade is evident here with the added benefit of attractive external trade areas and car park to attract custom.

There are Petanque pitches in the garden, offering further trading potential.

No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

Accommodation

Ground Floor

A central lobby entrance provides access to the trade areas, the left-hand side being carpeted with half wood panelled and exposed stone walls and timber beamed ceiling, with a separate bar servery and attractive inglenook fireplace. This area accommodates approximately 20 covers, leading through to a further trading area with an additional 18 covers leading to the mezzanine dining area with A-frame beamed ceiling providing space for a further 16 covers.

Gent's and Ladies' toilets lead off this area.

The right hand side on entry is carpeted, with half wood panelled and exposed stone walls and a mix of loose and perimeter seating providing approximately 24 covers with a large bar servery and attractive fireplace.

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Currently within this area is a darts throw and there is a second entrance accessing this area. A second set of Gent's and Ladies' toilets are provided on this side. To the rear of the bar is a prep area and trade kitchen with non-slip floors and access to a dry store and cold store with external access to a rear yard. Also at ground floor level is a manager's office.

First Floor

Arranged to provide owner's accommodation, offering a kitchenette, domestic kitchen, bathroom, double bedroom and lounge.

Basement

Provides a large temperature-controlled beer store accommodated in two rooms. Separate beer drop for deliveries.

External

To the rear of the main public house is an extremely attractive split level patio and garden area providing approximately 55 covers plus two Petanque pitches and various water features and mature shrubbery. The garden provides access to the park below and to the side of property is a car park marked for eight spaces plus bike rack and bin store.

Tenure

A new free of tie lease is available. Terms to be negotiated. The guide rent is £45,000 per annum.

Planning

The property is Grade II Listed but not situated within a Conservation Area.

Licence

A Premises Licence prevails (23/00888/LAPRE), the main licensable activities being:

Sale of Alcohol	
Sunday to Thursday	10:00 – 01:00
Friday to Saturday	10:00 – 01:00

Live Music, Recorded Music	
Sunday to Thursday	10:00 – 00:00
Friday to Saturday	10:00 – 23:00

Film	
Sunday to Thursday	10:00 – 00:00
Friday to Saturday	10:00 – 01:00

Business Rates & Council Tax

The property is in an area administered by Bath & North East Somerset Council. and we are advised that the 2023 Rateable Value is £35,000.

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

EPC

The property has an EPC rating of D.

Services

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



Required Capital

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital.

A deposit will be required equivalent to 6 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

Additional Information

- i) The lessee will be responsible for a contribution of £1,500 towards the Landlord's reasonable legal costs.
- ii) 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.

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

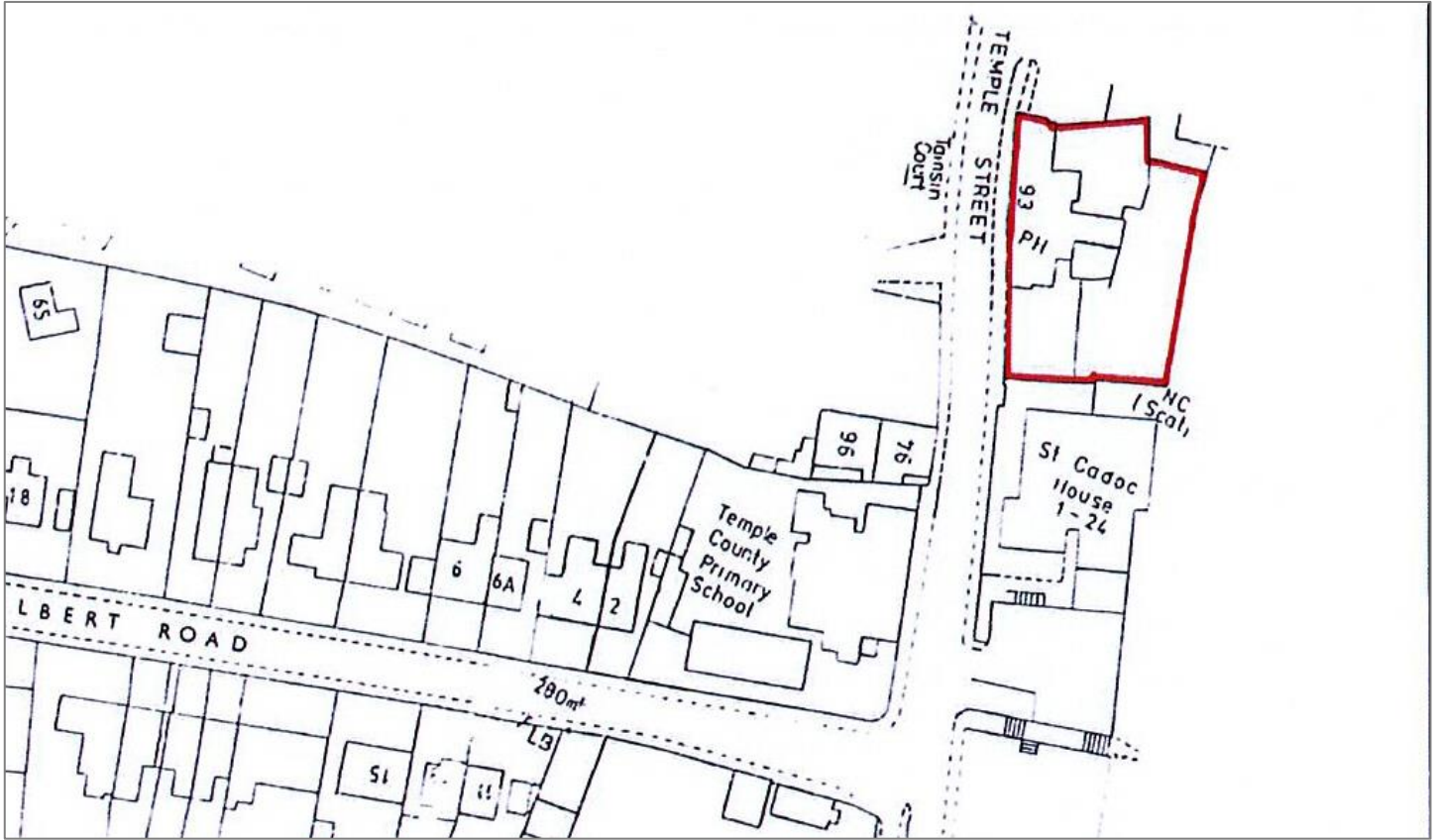


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