



THE TEMPLE INN
TEMPLE CLOUD, SOMERSET, BS39 5DA

- FLEXIBLE AGREEMENTS FREE OF TIE AND TIED OPTIONS
- SCOPE TO SUBSTANTIALLY INCREASE THE CURRENT TURNOVER OF £12,000 PW
- REFURBISHED 17TH CENTURY VILLAGE PUB NEAR BATH & BRISTOL
- 10 NEWLY BUILT INDIVIDUALLY DESIGNED EN-SUITE LETTING ROOMS
- LOCATED ON BUSY A37 CLOSE TO BRISTOL AIRPORT
- CAR PARK WITH EV CHARGING POINT & OUTSIDE TRADING AREA

REF: 208
LEASE £30,000

£30,000 is thought to be the minimum amount of cash needed in order to enter this excellent business venture.

For further information please call:
Bruce Sprosen on 07467 947296

BATH

3 Edgar Buildings, George Street, Bath, BA12FJ
t: +44 (0) 1225 720393

LONDON

71-75 Shelton Street, London, WC2H 9JQ
t: +44 (0) 203 9678374

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LOCATION

The village of Temple Cloud sits in the heart of the Somerset countryside, bordering the Mendip Hills, designated an Area of Outstanding Natural Beauty. The village is well connected and nowhere is far away as it is located almost equidistant, and a short drive from the cathedral cities of Bristol, Bath and Wells.

Fronting the busy A37, the Temple Inn can expect custom from the many surrounding local towns and villages. Much more potential custom can come from commercial travellers and users of Bristol Airport which is around 20 minutes away.

The Temple Inn
Temple Cloud
Somerset
BS39 5DA



THE BUSINESS PREMISES

The Temple Inn has been trading in Temple Cloud since the 17th Century and following a major renovation in late 2017 it has re-opened its doors, creating a quality village pub with rooms.

On the ground floor there is a high-quality bar servery which access to a number of well designed trading spaces for customers as follows:

MAIN BAR DINING

The casual dining pub seats over 40 and has some stunning features such as stripped wooden floors, wood burning stove and stone walls.

BAR SEATING AREA

An area set aside for local drinkers seating 12 with a TV.

SNUG DINING AREA

Allows for small meetings and other private events to be held in a separate space to the rear and provides 14 covers.

The pub also features a fully refurbished and refitted commercial catering kitchen, and as you'd expect the WC's are also refurbished to a high standard.

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LETTING ROOMS

10 stunning and high specification bedrooms are located in an adjacent building to the pub with disabled, family and twin capabilities. All rooms are individually designed and meet the highest of standards.



PRIVATE QUARTERS

Recently refurbished private accommodation with 2 bedrooms, kitchen, lounge, bathroom and 2 WC.

In addition, there is an office, staff room and self-contained flat, ideal for staff quarters.

OUTSIDE

There is a well presented car park for about 16 cars (although there is plenty of on road parking in Temple Cloud) with an electric vehicle charging point.

An external area provides seating for approximately 30 to the side of the premise with heated umbrella, decked platform and high quality furniture.

THE BUSINESS

Reopened successfully under management post refurbishment in December 2017, with the rooms operating since February 2018.

The excellent website www.thetempleinn.com will tell you more.

Current trading figures reflect c.£12,000 per week gross as business continues to grow with FMT trading expected to exceed £15,000 per week.

TENURE

The property is now available on flexible agreements depending on the requirements of the candidates. Provisional terms:

Tied Rent £55,000 per annum.

Free of Tie Rent £85,000 per annum

VIEWING

Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can be made via Sprosen on **01275 377880** or if you prefer call Bruce Sprosen of Sprosen on **07467 947296**.

CONTACT BRUCE

07467 947296

BRUCE@SPROSEN.COM