



GEORGE AND DRAGON

140a CHURCH ROAD, REDFIELD, BRISTOL

BS5 9HN

Ref: 340

£49,750

- **OVER £70,000 NET PROFIT FROM FREE OF TIE BRISTOL PUB**
- **EASY TO RUN WET SALES ONLY PUBLIC HOUSE**
- **WELL PRESENTED BAR WITH GAMES AREA**
- **PATIO BEER GARDEN AND OUTSIDE CELLAR/STORAGE**
- **THREE-BEDROOMED SELF-CONTAINED MANAGERS / OWNERS ACCOMMODATION**
- **TEN YEAR RENEWABLE LEASE FROM 2017 WITH RENT £33,000 PER ANNUM**

£49,750 to include the valuable leasehold interest, fixtures and fittings plus goodwill plus stock at valuation.

There will be an additional rent deposit payable to the Landlords.

For further information please call:
Bruce Sprosen on **07467 947296**

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

**CONSULTANCY
LETTINGS
SALES
VALUATIONS
INVESTMENTS**

LOCATION

Redfield is an area of East Bristol and surrounds the main A420 to which The George and Dragon is situated.

The Redfield area of Bristol is built on a population of around 2,350 and is mostly locals that currently use The George and Dragon.

The pub is situated on the local high street surrounded by other shops, restaurants and pubs.

In the past decade, Redfield has become a popular area to live and is attractive to young couples and professionals.

To the east of area lies St Georges Park and elegant Victorian suburban park.

THE BUSINESS PREMISES

Are well presented and comprise of a large public area including the...

Main Bar

Which seats around 30 and surrounds a quality bar servery.

To the left-hand side is the games area with pool table and fruit machine and seats around 15.

The bar servery itself is well equipped with a range of bar back refrigerators, electronic till etc.



GOOD QUALITY LADIES AND GENTS WCS

OUTSIDE

There is a patio area for around 20.

CELLAR



PRIVATE QUARTERS

Situated on the First Floor and are self-contained including...

Office

Lounge

Private Kitchen

Three Bedrooms

Box Room

THE BUSINESS

Is well under management as our clients have other business interest. Trade is driven by showing Sky Sports while there are other community driven attractions that appeal to the loyal regular local trade.

The business opens from Monday to Thursday 11am to 11pm and Friday and Saturday until 1am and Sunday from 12noon until 11pm.

There is no food currently sold from the premises.

Trading Accounts to the last Financial Year show sales of circa £265,000 with a net profit well in excess of £70,000 for working owners.

TENURE

The property is subject to a 10 year Free of Tie Lease with Wellington Pub Company.

Annual rent is currently circa £33,000.

The Lease commenced is 2017 and is protected by the Landlord and Tenant Act ensuring that it is fully renewable at the end of this term.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.