



THE OLD MILL

1 High Street, Portishead, Bristol

BS20 6AF

Ref: 351

£18,750

- AVAILABLE ON A BRAND NEW 'FREE OF TIE' LEASE
- OR ALTERNATIVELY AVAILABLE ON A TIED TENANCY BASIS
- PROMINENT LOCATION ON HIGH STREET OF POPULAR MARINA TOWN NEAR BRISTOL
- HISTORIC INN WITH THREE LARGE TRADING SPACES, SEATS OVER 130
- FULL FITTED CATERING KITCHEN
- ATTRACTIVE BALCONY PATIO AND BEER GARDEN FOR 60
- LARGE CAR PARK FOR 40
- THREE BEDROOMED OWNERS FLAT

£18,750 is thought to be the minimum amount of cash needed in order to enter this superb business opportunity. This would include the payment of a rent deposit, stock in advance and some other advanced charges. This would not include the purchase of fixtures and fittings. These can be purchased over a period of time, assuming that a Tied Agreement is entered into. For a commercial Free of Tie Agreement, fixtures and fittings would need to be purchased in advance.

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

LOCATION

Portishead is a coastal town on the Severn Estuary close to the Bristol. It has a population of around 25,000 with a growth rate considerably in excess of surrounding towns due to large development of quality homes around what is over a pretty marina.

The Old Mill is situated at the “Marina End” of the towns main High Street which boasts many shops, coffee shops together with a few other restaurants and pubs.

The Old Mill houses a large car park and is ideally suited for a new operator to take over and run very successfully.

THE BUSINESS PREMISES

Are in good condition throughout.

Bar

On the ground floor is a large bar with long bar servery very well presented and with seating for around 70.



Dining Area

Seats around 20 in good condition.



Commercial Kitchen

Fully fitted and equipped throughout.

First Floor

Function Room

Seats around 50 and also in good condition.

OWNERS QUARTERS

Comprise of three bedrooms, a bathroom, living room and kitchen.

OUTSIDE

There is a fantastic beer garden at the rear which can accommodate around 60.

To the front and sides is a well-presented patio.

Overlooking the garden is a first floor balcony which seats around 20.



CAR PARK

For around 40.

THE BUSINESS

Has, in the past, traded at an extremely high level or circa £40,000 per week.

We are advised that current sales are around £8,000 per week although we are unable to warrant any trading figures.

In our view, this business would ideally suit an experienced operator who could bring a concept to this substantial site.

TENURE

The property is available on the basis of either a Tied Tenancy with EI Publican Partners or on a commercial Free of Tie basis.

On a Tenancy basis, initial rent is thought to be circa £15,000 per annum although it is envisaged that this rent will increase over a period of time as the business grows.

Commercial Free of Tie rent offers are invited, and a rent guide cannot be provided.

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.