



**The White Lion**

**Church Road, Yate, Bristol, Gloucestershire BS37 5BG**

**Ref: 367**

**£25,000**

- **POPULAR GLOUCESTERSHIRE TOWN CENTRE INN WITH TEN LETTING BEDROOMS**
- **HAS RECENTLY BEEN TAKING C.£10,000 PER WEEK NET OF VAT**
- **7 EN-SUITE LETTING BEDROOMS PLUS 3 WITH SHARED BATHROOMS**
- **WITH LOUNGE BAR AND RESTAURANT FOR 65 PLUS PUBLIC BAR**
- **NEWLY REFURBISHED FUNCTION ROOM FOR 50**
- **GREAT GARDENS TO FRONT AND BACK PLUS LARGE CAR PARK**
- **ONE BEDROOMED OWNERS / MANAGERS QUARTERS**

**£25,000** is thought to be the minimum amount of cash needed in order to enter into this excellent business. This amount will include a rent deposit and working capital. This amount does not include fixtures and fittings which can be purchased separately over a period of time.

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

## LOCATION

The White Lion Hotel is situated in a very prominent position in the popular town of Yate. This large and affluent town is located around 7 miles from Bristol city centre, has great communications links including a mainline railway station.

The White Lion Hotel is situated in the very prominent position opposite a large shopping centre which houses many multiple retailers including a huge Tesco Superstore.

## THE BUSINESS PREMISES

Comprises of a

### Snug Bar

With fantastic feature log fireplace. Leads through to the...



### Lounge Bar and Restaurant

Split into two levels. This area could accommodate around 65 covers for dining. In addition, there is a...



### Large Public Bar

With pool table, dart board and seating for around 24.

To the rear is a recently refurbished...



### Function Room

For around 50 and is ideal for meetings and conferences.

There is a good size...

### Catering Kitchen

With modern equipment.

### Ladies and Gents WC's

## LETTING ROOMS

There are 7 recently refurbished en-suite letting bedrooms while there are 3 further rooms which have shared bathrooms.

## OWNERS ACCOMMODATION

Is a one bedroomed apartment with

**Double Bedroom, Lounge, Bathroom, Kitchen**

## OUTSIDE

To the front and side are attractive gardens with lawned areas that seat around 50 plus children's play area.

There is further decking in another outside space which seats around 40.

There is a car park also for 40.



## THE BUSINESS

This is a New Tenancy Agreement so we will be unable to provide any trading accounts.

We are however, informed that until recently this business was enjoying an average weekly turnover of around £10,000 net of VAT.

We are unable to provide any Warranty to these accounts.

We are advised that the split in trade was circa £1,500 per week food sales, £3,500 per week letting sales and £5,000 per week wet sales.

## TENURE

The property is available on the basis of a brand new Agreement with the E.I.Group. There will be a Tie to E.I.Group for wet sales.

An annual rent guide of circa £45,000 is offered.

The Rateable Value if circa £31,000.

## 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.