



THE TEMPLE INN

Temple Cloud, Somerset, Nr Bristol BS39 5DA

Ref: 385

£30,000

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

£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 BA1 2FJ

LONDON

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

**CONSULTANCY
LETTINGS
SALES
VALUATIONS
INVESTMENTS**

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. It is located 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 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 twelve 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 fourteen covers.



Commercial Kitchen

The pub also features a fully refurbished and refitted commercial catering kitchen.



Ladies and Gents WC's

Refurbished to a high standard.

LETTING ROOMS

Ten 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 two bedrooms, kitchen, lounge, bathroom and two wcs.

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

OUTSIDE

There is a well-presented car park for about sixteen 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 thirty 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.

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

Current trading figures reflect c.£10,000 per week gross as business continues to grow with FMT trading expected to exceed £15,000 per week. As this is a tenanted operation we do not have trading accounts nor can we warrant any trading information.

TENURE

The property is now available on flexible agreements depending on the requirements of the candidates. These arrangements may be either tied or free of tie. Do contact us further for additional information.

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.