

CONFIDENTIAL SALE
FREEHOLD
PUBLIC HOUSE & RESTAURANT

Ref 450

£695,000

FREEHOLD

For FREEHOLD PROPERTY, fixtures, fittings & goodwill plus stock

- ANNUAL NET PROFIT OVER £100,000
- WET SALES DRIVEN BUSINESS AT PRESENT
- 260 ANNUAL BEER BARRELS .. 450 ANNUAL COMPOSITE BARRELS
- HUGE POTENTIAL TO INTRODUCE FOOD SALES
- ON PLOT SIZE OF 0.6 ACRES WITH SCOPE FOR DEVELOPMENT
- RETIRING OWNERS AFTER 20 YEARS
- DETACHED PROPERTY WITH TWO LARGE BARS & SKITTLE ALLEY
- FIRST FLOOR FUNCTION ROOM & LARGE BASEMENT/CELLARS
- SIX BEDROOMS, TWO KITCHENS & TWO BATHROOMS
- BEER GARDENS TO REAR, FRONT AND SIDE & HUGE CAR PARK
- SUPERB LOCATION WITH STRONG DEMOGRAPHICS NEAR BRISTOL & BATH
- SIGNED NDA REQUIRED PRIOR TO RELEASING FURTHER INFORMATION

CALL OR WHATSAPP BRUCE on 07467 947296

Or EMAIL on bruce@sprosen.com