



The Lansdown

Ref: 3451408

8 Clifton Road, Bristol, BS8 1AF

Leasehold: £175,000, Annual Rent: £90,000

Long Free of Tie Lease

Excellent 2-Storey Living Accommodation

Profitable and Established Business

Desirable Location in Clifton Village

Enviably External Trading Areas

Strong Food and Real Ale Offer. EPC Exempt



Description

With its gas lamps and open fire, this fine Georgian pub has a timeless quality. A thriving community hub, The Lansdown has an almost village pub quality and it's relaxed and inviting atmosphere is popular with a wide range of customers.

Traditional looks with a contemporary style make the bar a most welcoming and cosy space and the spacious walled garden is a sunny retreat during the summer and, once the covers and heaters are on, continues to be a very busy area with drinkers and diners for the rest of the year.

A raised terrace area above the main patio provides more outside trade space and a popular sun trap in the summer. The terrace can also be accessed directly from the first-floor function room and is regularly used as an exclusive outside space for private function events.

The garden is host to many frequent events and activities, including outdoor film screenings, live music and selected sporting events and the first-floor function room is both a fabulous venue for private parties, as well as home to the South West Silent Movie Club, poetry events, cabarets and live music.

A well-deserved reputation for fine local ales and an excellent wine list are complemented by a renowned menu which exemplifies superior pub food, all made from scratch with well-sourced ingredients. The venue is a virtual ever-present in any listings for the best Sunday lunch in Bristol.

Location

The Lansdown occupies a substantial period building tucked away in Clifton Village, one of Bristol's most wealthy and attractive districts. The area has a wide range of independent retail outlets, bars, cafes and restaurants and is also notable for its fine architecture and historical landmarks.

Bristol has two universities and a host of major international employers; including the BBC, BAE, Airbus and Rolls Royce. The city has very close links with the creative arts and media industries and highly skilled population, making it a very attractive destination for new companies and residents to relocate to.

The population of Clifton is predominantly made up of young professionals, established households and students and landmarks such as Brunel's Clifton Suspension Bridge, Bristol Zoo and the Observatory make the area a popular tourist destination.



Internal Details

The front door from the street leads to a corridor with a high ceiling off which are two doors leading into the bar area which has a single bar counter, a working fireplace and a mix of tables, chairs and comfortable sofas. The external trade areas are accessed from the rear of the bar.

Further along the main corridor, the second set of stairs leads down to the basement cellar which is adjacent to another spacious storage area.

At the head of these stairs is a small office and almost opposite to this is the entrance to the well-appointed kitchen and utility area (which also has cooking facilities).

The staircase from the entrance hall leads up to a first-floor function room which has a bottle bar and direct access out on to the upper terrace.

The main staircase then continues upwards to the private accommodation.

External Details

There is a large, walled garden with stage and 3-metre screen. This is accessed from the rear of the bar area and provides an all-year-round trading space, as it is covered and heated during the colder months.

A set of external stairs lead up from the main garden area to a raised terrace with decking and more outside seating.

Owner's Accommodation

Excellent private quarters are found over the two upper floors of the building, with three bedrooms, one shower room, one bathroom, an open plan kitchen, dining room and a separate living room.

By using the living room as a bedroom, private accommodation could also be used as a four-bedroom maisonette.

The Opportunity

This is the first time this pub has been on the market for over 16 years and represents a truly rare opportunity to take over a highly successful and reputable free of tie pub business in one of the best areas of the Bristol.

Despite the undoubted success of the current business owners, there is room to improve trade and profit by increasing food sales and augmenting the food offer, especially during the daytime. An all-day opening will also offer scope for improving trade and allow for greater use of the function room for daytime business meetings or presentations.

Trading Information

This is a successful and profitable business and financial details will be made available to serious applicants after they have viewed the premises.



Trading Hours

Current Trading Hours (these hours are subject to change)

Monday to Thursday - 4.00pm–11.00pm

Friday - 4.00pm–12.00am

Saturday - 12.00pm–12.00am

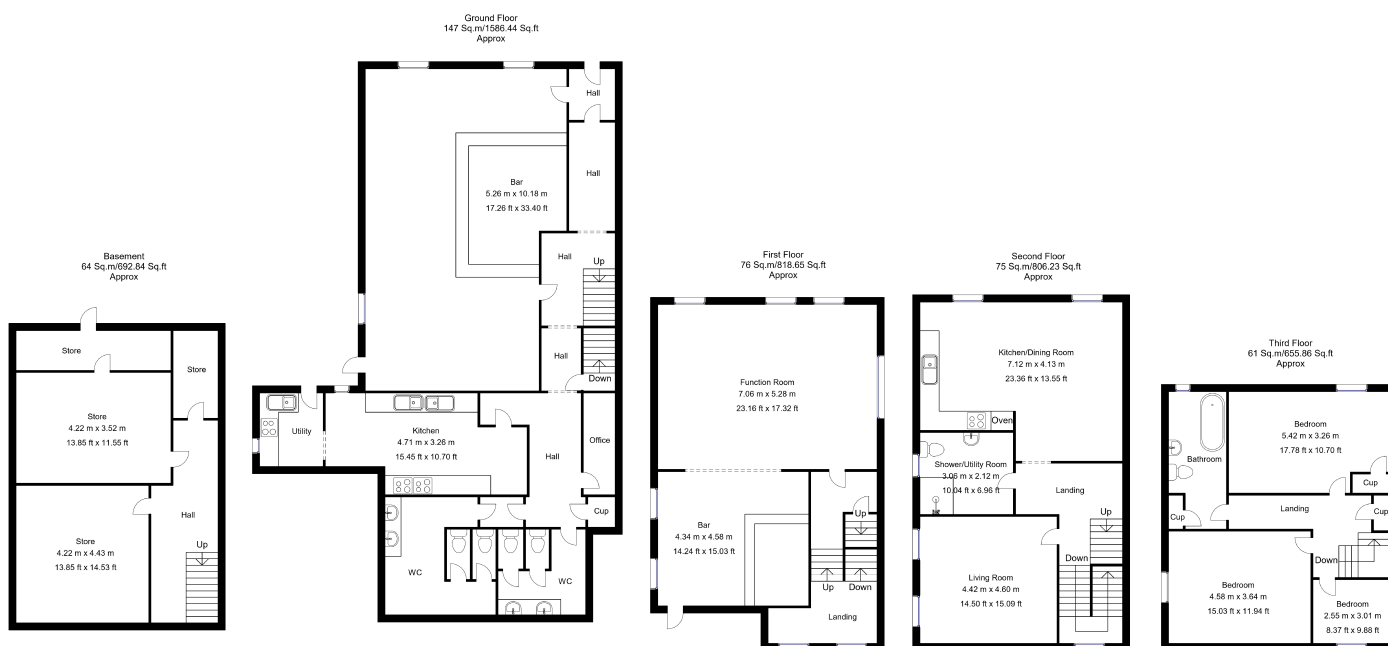
Sunday - 12.00pm–11.00pm

The venue is licensed until midnight from Monday to Thursday and 12.30am on Friday and Saturday.

Regulatory

Premises License.





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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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