

FREEHOLD FOR SALE

Kings Head

Bridgewater Road, Bedminster, Bristol, BS13 8AE



Key Highlights

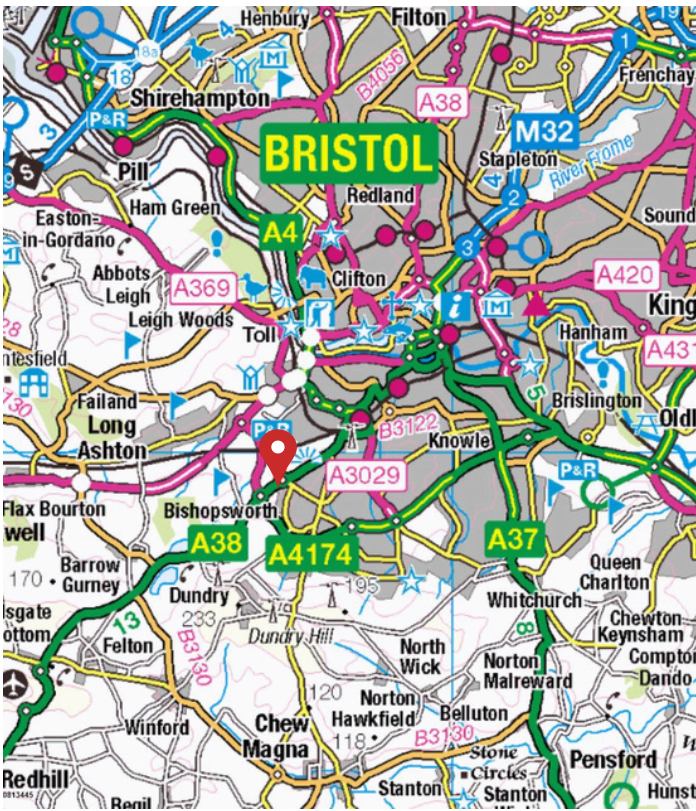
- Imposing Freehold Public House
- GIA floor area of approximately 5,350 sqft (497 sqm)
- 4 bedroom managers flat
- Designated with sui generis use as a pub and residential dwelling use of C3 above
- Refurbishment/repositioning potential for continued pub use or alternative use (STP)

SAVILLS SOUTHAMPTON
Mountbatten House
Grosvenor Square
Southampton SO15 2BZ

023 8071 3900

savills.co.uk

savills



Location

The subject property is located on the busy Bridgwater Road, Bristol. This location is in the Bedminster area of Bristol, known for its residential neighbourhoods and local amenities. Bedminster has a population of approximately 12,000 residents. The area is predominantly residential, with various mixed housing for families, young professionals, and retirees.

The property is approximately 7 kilometres (4.3 miles) from Bristol Temple Meads railway station, which provides direct train services to London Paddington with an average journey time of 1 hour and 40 minutes. The property is accessible via major roads, with Bridgwater Road (A38) providing a route to the city centre and other key areas.

The M32 motorway is about 10 kilometres (6.2 miles) from the property. It provides a route to the M4, which connects Bristol to London and other cities. Bristol Airport is approximately 7.5 kilometres (4.7 miles) southwest of the property. It offers both domestic and international flights.

The immediate surrounding area includes residential properties, local retail shops, and recreational facilities. The property is close to several parks, including Manor Woods Valley and Hengrove Park, which provide green space and outdoor activities. The South Bristol Community Hospital is 2 kilometres (1.2 miles) away. Additionally, the South Bristol Crematorium and the Computer Centre business park are notable nearby landmarks, contributing to the local economy and providing a significant portion of custom.

Description

The King's Head has a site area of 0.388 acres (0.157 ha) and is a two-storey pub on Bridgwater Road with mock tudor beams at eaves level and a rendered and painted exterior. It features large ground and first floor windows and a traditional covered porch over the main entrance. The property includes a picket fence, a grassy area in the front, and parking facilities to the side.

Internal Description

The King's Head is a community pub catering for the immediate population. The pub has two main trading sections, each with male and female toilets to the side. The interior has two levels with steps elevating certain areas. The pub includes a pool table and a skittle alley (currently used for storage). Also, a large cellar is used for storage and beer pumps.

Living Accommodation

The manager's flat is on the first floor and includes four bedrooms, a bathroom, a kitchen with only electric appliances, and a large living room. Water tanks are situated in the attic. There is access from upstairs via metal stairs to a private garden.

Floor Areas

The following are approximate Gross Internal Areas:

FLOOR	SQ. M	SQ. FT
Basement	137	1,475
Ground Floor	227	2,443
First Floor	133	1,432
Total	497	5,350

External Areas

There is a beer garden and a car park with approx. 13 spaces (following reconfiguration). Above the pub, there is a private garden with access via the accommodation.

SAVILLS SOUTHAMPTON
 Mountbatten House
 Grosvenor Square
 Southampton SO15 2BZ

023 8071 3900

savills.co.uk





Outline indicative only



Tenure

Freehold subject to vacant possession. The OS plan delineates the site being sold.

Premium/Price

We are seeking £495,000 for the freehold interest with vacant possession.

VAT

VAT is applicable at the prevailing rate.

Planning & Conservation

The property is designated with sui generis use as drinking establishment. It is neither a listed building nor situated within a conservation area, and it is also not in a flood zone.

There has been planning permission achieved in the car park (this land is not included in the sale and has been sold separately) under the planning application [23/02303/F](#) for the erection of two three-bed dwellings on land adjacent to The King's Head at 91 Bridgwater Road, Bristol, including alterations to public house access, parking, and landscaping, has been granted subject to conditions. The application was received on 12 June 2023, validated on 19 July 2023, and the decision was issued on 16 January 2024.

Fixtures and Fittings

We understand that the fixtures and fittings are not owned outright. However there will be a separate negotiation for these items. Utilities include mains electric, water, and drainage.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol from Monday to Friday between 10:00 and 23:00, from 12:00 00:00 pm on Fridays and Saturdays, and from 12:00 pm to 22:30 pm on Sundays. Other licensable activities are also permitted during these times.

Business Rating

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £8,250. Please check with the VOA for the most up to date information on all rating matters.

Energy Performance Certificate

The property has an EPC Rating of C-70.

Viewing

Formal viewings can be made strictly by appointment with Savills. Where appropriate, we recommend interested parties carry out a discreet customer inspection in the first instance. We kindly request that no approaches are made to staff or the business directly, where applicable

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

For further information please contact:

Adam Bullas MRICS
Director
+44 (0) 7812 965395
abullas@savills.com

Harry Heffer
Graduate Surveyor
+44 (0) 7929 085103
Harry.heffer@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | May 2024

