

FREEHOLD FOR SALE

# Bear Hotel

261 Hotwell Road, Bristol, BS8 4SF



## Key Highlights

- Freehold Public House with Vacant Possession
- Located in Hotwell, near the harbourside area.
- GIA of approximately 3,984 sq ft (370 sqm)
- 5 bedrooms staff/letting accommodation
- Separate 2 bedroom manager's flat
- Comprises two connected buildings and a rear trade beer garden
- Designated with Sui Generis use as a pub and residential dwelling use of C3 above

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## Location

The subject property is located at 261 Hotwell Road, Hotwells, Bristol, BS8 4SF. This location is in the southwestern part of Bristol, within close proximity to several key points and amenities.

Hotwells is approximately 2.4 kilometres (1.5 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 the A4 Hotwell Road, leading directly to the city centre and the Clifton Suspension Bridge, which connects to North Somerset.

The M32 motorway is located approximately 4.8 kilometres (3 miles) from the property, providing a direct route to the M4, which connects Bristol to London and other major cities. Bristol Airport is approximately 13 kilometres (8 miles) south of the property, offering both domestic and international flights.

The surrounding area of Hotwells includes a mixture of residential and commercial properties. The property is approximately 0.8 kilometres (0.5 miles) from the Harbourside area, known for its restaurants, cafes, and cultural attractions. The local community comprises long-term residents, young professionals, and students, contributing to a diverse population.

## Description

The Bear at Hotwells has a site area of 0.084 acres (0.034 ha) and comprises two end of terrace buildings with the building to the left single storey and building to the right three storeys. The main pub trading area is located on the ground floor of both buildings. The single storey building element features a rendered and painted façade with large ground-floor windows and a black canopy over the main entrance. A rear trade garden is provided with additional outdoor seating available in front of the building.

The building on the right is a three-storey brick structure with a rendered and painted light yellow exterior. The façade has uniformly spaced wooden framed single-glazed sash fenestration. The roofing is a mixture of flat and multi pitched.

## Internal Description

The main pub occupies the ground floor of both buildings. It includes a bar area with loose tables and chairs. Connected to the main bar area is a decent sized entertainment room with a pool table and a projector for sports events.

## Living Accommodation Floor Areas

On the first floor, there are five bedrooms designated for staff, along with a kitchen, bathroom, and a toilet. Additionally, a separate flat on this floor includes two bedrooms, a kitchen, a storage/laundry room, a large living room, a bathroom, and access to the flat roof.

## Floor Areas

The following are approximate Gross Internal Areas:

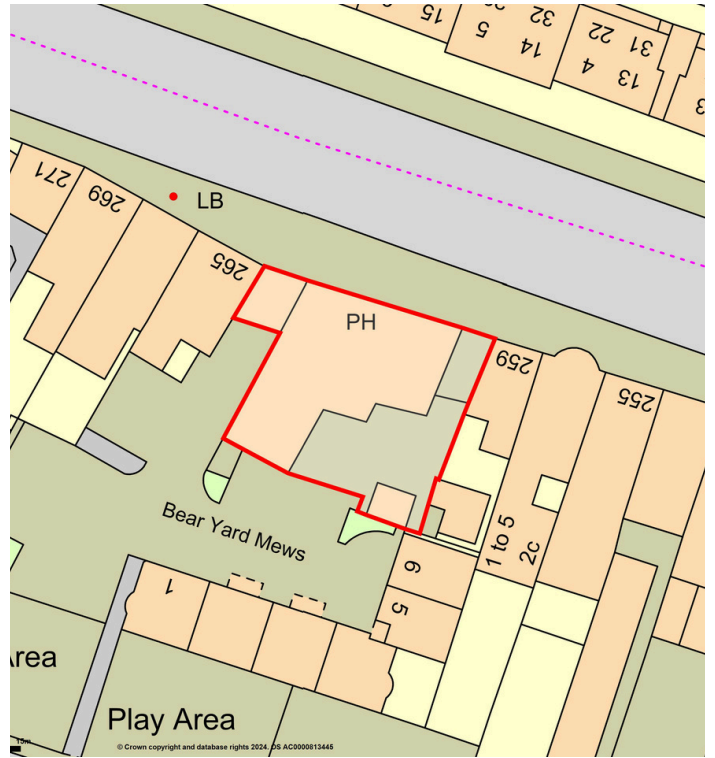
FLOOR	SQ. M	SQ. FT
Basement	57	614
Ground Floor	154	1,658
First Floor	94	1,012
Second floor	65	700
<b>Total</b>	<b>370</b>	<b>3,984</b>

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Outline indicative only

### External Areas

There are 4 picnic benches positioned to the front of the property and a large beer garden at the rear. The total beer garden area is approx. 70 sqm.

### Tenure

The property is occupied under a 5-year tenancy but vacant possession can be provided if required.

### Premium/Price

We are seeking £675,000 for the Vendor’s freehold interest.

### VAT

VAT is applicable at the prevailing rate.

### 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 Thursday, the permitted hours for alcohol sales are from 3:00 pm to 12:00 am. From 12:00 pm to 1:00 am on Fridays and Saturdays, and from 12:00 pm to 11:30 pm on Sundays. Other licensable activities are also permitted during these times.

### Planning & Conservation

The property is designated with sui generis use as a drinking establishment and has residential dwelling use of C3 above. It is not a listed building but is situated within a conservation area, and it is also not in a flood zone.

### Business Rating

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £9,000. 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 D-92 and C-73.

### 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

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