



REF: 470

The Old Station

Wells Road, Hallatrow, Nr Bristol BS39 6EN

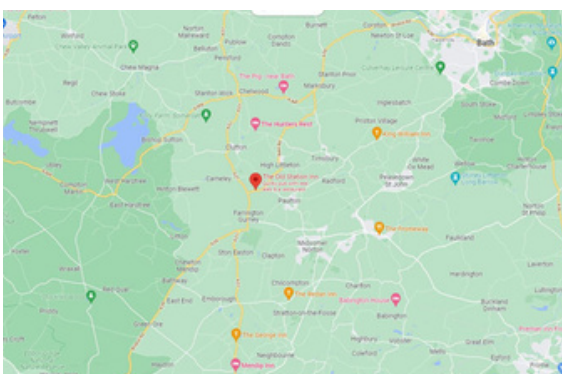
LEASEHOLD

£22,500



£22,500 to include the extensive inventory, leasehold property and goodwill.

Plus, rent deposit payable to landlord and stock at valuation.



FEATURES

- Village inn near Bath & Bristol with five en-suite letting rooms
- Free of tie option available
- Set in a plot of just over one acre with car park, paddock & gardens
- Bar seats around 75 with many unique features in multiple trade areas
- Pullman railway carriage uniquely used as a restaurant
- Nine-hole crazy golf course
- Four bedroom owner's quarters
- Current trade in the region of £250,000 although in the past it has been much higher

Location

Situated equidistant between Bath, Bristol and Wells, The Old Station is in a prominent trading location fronting the main A39 trunk road with many population centres nearby.

This densely populated area provides an all-year-round hinterland for potential trade, whilst there are many visitors to the area on holiday throughout the year.

The Business Premises

Main Public Bar

6.34m x 9.29m

A fabulous eclectic area seating around 35. There is part carpeted and part wood block flooring, a wood burning stove, beamed ceiling and walls, part exposed stone walls and many other eclectic items creating a unique character.



Right Hand Bar / Dining Room

5.2m x 4.8m

With part carpeted and part wood block flooring, a coal effect gas fire with stone surround, beamed ceiling and direct access to the panelled bar. This space seats around 18.



Rear Bar / Dining Room

4.8m x 5m

Another room with carpeted floor and lovely fireplace having light stone surround and part exposed stone walls, beamed ceiling and seating for around 20.

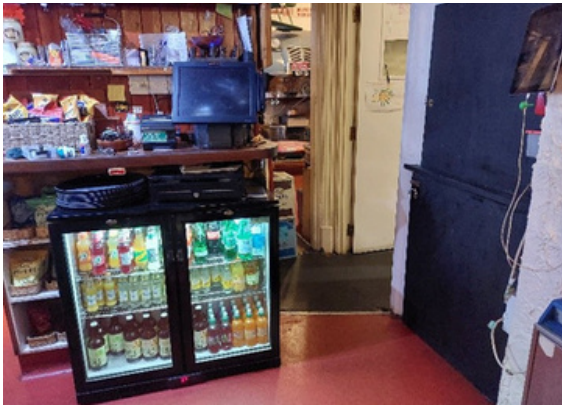


Bar Servery

Has non-slip flooring and is fitted with a range of quality equipment including stainless steel glass washer.

Also there are two back bar refrigerators, touch screen till and the monitor for the extensive CCTV system which includes 8 cameras throughout the business.

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Spacious Rear Vestibule

2.4m x 4.7m

With half panelled walls and an eclectic mix of pictures and photographs, together with an attractive window seat.

Ladies WC

Recently redecorated with half panelled walls and carpeted floor.



Gents WC

With tiled floor and urinal.

Further Vestibule leads to:

Unique Railway Carriage Dining Room

13.9m x 2.5m

In the early 1990's a Pullman dining carriage was added to the rear of the premises. On the iconic Royal Scotsman gives the atmosphere of being on the Orient Express.



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A wonderfully presented Pullman carriage having dark wood panelled walls, fan, ceiling lights, its own fitted bar servery and seating for up to 34 customers.



The bar servery itself has a non-slip floor and touch screen till.



Separate WC

Serves this space.

Commercial Kitchen

8m x 4.6m

A large well fitted space with non-slip floor, wash up area with commercial dishwasher, deep bowl sink units and a range of stainless steel worktops.



The main commercial kitchen has a full range of stainless steel professional equipment including a six ring hob and oven, charcoal griddle, deep fat fryer, two wall mounted gas grills, bain-marie, together with a range of stainless steel workstations and microwave ovens.

Walk-in Cold Room



Owner's Accommodation

Is situated on the first floor and provides a spacious flat with four large double bedrooms, one of which has an en-suite shower.

There is also a lounge, bathroom and domestic kitchen.

Five En-suite Letting Bedrooms

Are situated in a detached single storey, stone built block.

There is one family room, one twin room and three double bedrooms.

All have en-suite facilities.

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First Rear Garden

For around 10 customers.



Second Rear Garden

Includes a lovely decking space for around 30 and further customer seating for around 60. Here, there is also a separate outside pizza oven.



Car Park

With spaces for around 40 vehicles.



Crazy Golf Course

To the side of the Pullman carriage.



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Paddock

Another 0.5 acres worth of space suitable for a variety of uses.



The Business

Has been owned and operated by our clients since 2008.

By their own admission they are, "looking forward to moving on", and the current annual turnover in the region of £250,000 has been much higher (close to £400,000) in previous years.

This is an opportunity for new owners with fresh ideas to drive this business forward.

Tenure

The lease is Fully Repairing and Insuring for a period of 20 years, which commenced in 2008.

Current rent amounts to £39,816 per annum and is subject to annual RPI adjustment.

The lease is renewable under the terms of the Landlord & Tenant Act 1954.

There is a full wet tie to Red Oak Taverns.

A brand new free of tie lease may be available.

Rental offers are invited.

Viewing and Further Information

Please Call: 0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com