



REF: 530

The Walnut Tree

Winterstoke Road, Weston-super-Mare,
North Somerset BS24 9HD

£12,000



£12,000 is the amount required in order to take over this business. These funds will go towards rent deposit, advance rent and working capital. Fixtures and fittings are valued at £40,000 and there is an option to purchase these over a period of time



FEATURES

- Large main road public house
- Prominent roadside presence in a largely residential area
- Well furnished bars and dining area seats 79
- Conservatory dining area seats 40
- Well equipped catering kitchen
- Skittle Alley / Games Room
- Three-bedroom owner's accommodation including domestic kitchen
- Large garden area seating 84
- Car park for 44 vehicles

Location

The pub is located on the busy Winterstoke Road situated in a mainly residential area and also benefits from being on the edge of a large commercial/industrial estate in Weston-super-Mare.

Weston-super-Mare is a large coastal town in North Somerset with a resident population of approximately 90,000. The town continues to expand with new housing developments under construction.

Communication links are excellent with the M5 motorway on your doorstep, so the area is increasingly popular for commuters to major commercial centres such as Bristol, which is less than 20 miles away.

Weston-super-Mare is perhaps better known for its glorious beach and famous pier and is still a popular holiday destination.

The Business Premises

Entrance Vestibule

The main entrance is through a small carpeted vestibule.

First Bar Area

A well presented space. The bar area has traditional seating for 24 and vertical drinking space for 15.

The bar area is decorated in a traditional style with hardwood flooring and half-panelled walls. There is a mixture of tables and chairs. This space benefits from a real open fire. There is also a dartboard in this area.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Bar Servery

There is a fully equipped bar servery which includes glass washer, bottle coolers and non-slip flooring. The front of the bar servery is panelled, in the 'horseshoe' style and covers both bar areas.

Leading from the first bar area are:

Ladies Toilets

Gents Toilets

Disabled Toilets

These are all well presented.

Second Bar Area

This is located to the left of the main entrance and comprises of seating for 40 customers with a mixture of fixed upholstered seating, benches, stools, tables and chairs.

This area also benefits from a pool table and large flat screen tv.

The area is decorated in a traditional style with mixed flooring and half-panelled walls. This area also benefits from another real open fire.

Dining Area

The dining area has part carpeted and part wooden flooring. There is a mixture of fixed upholstered benches and traditional seating for 30.

Leading from the dining area double doors to a:

Conservatory

Which could be utilised as an area for private functions or meetings and has a mixture of fixed upholstered and traditional seating for 40.

This area is carpeted and decorated in a traditional style. From here are double doors out to the lawned garden area.



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Skittle Alley

The pub benefits from a skittle alley, which is very popular with the locals.

The skittle alley can be accessed from the pub's second entrance from the car park.

Local Teams

The Walnut Tree benefits from 4 skittle teams and 2 pool teams.



Office

There is a small office which leads from the second bar area.

Catering Kitchen

There is a fully equipped galley style catering kitchen with non-slip flooring.

There is a full range of stainless steel equipment including double oven and hob with extraction over, microwave oven, fridge, deep fat fryer and griddle. There is a three-tier centre workstation.

Dry Store

From the catering kitchen there is a dry store located in the courtyard.

Cellar

The cellar is located behind the bar and is below ground.



Private Accommodation

The accommodation can be accessed from within the pub or alternatively externally from the courtyard.

A carpeted staircase leads to a large landing area with two windows and laminate flooring.

From this area can be accessed:

Bedroom 1

A good sized room and well decorated.

Bedroom 2

A good sized room and well decorated.

Bedroom 3

A slightly smaller room and well decorated.





Lounge

This is a good size and is well presented with laminate flooring and contemporary fireplace with inset gas fire.



Kitchen / Diner

Is well presented and equipped with modern wall and floor kitchen units and fitted appliances. There is also space for dining.

Bathroom

Is very well presented with white suite and shower over, wash hand basin and low level flush WC.

Outside

From the conservatory there is a covered decked area with high tables and chairs overlooking the lawned area. A smoking solution.

To the side and rear the garden area is laid to lawn and has picnic benches seating for 84.

This area also benefits from a small children's play area.



Car Park

The car park is located to the front of the pub and has spaces for 44 vehicles.

Tenure

This property is available on the basis of a brand new 5-year tenancy agreement with Star Pubs & Bars.

There is a tie to Star Pubs & Bars for beer, lager and cider but free of tie for wines, spirits and minerals.

Annual rent is £32,000.

The Business

Is currently trading.

We are unable to warrant any trading figures.

We are verbally advised that weekly takings have been in the region of £10,000. We are unable to supply any profit and loss accounts.

The business has a loyal and regular following but we believe that there is scope for new owners to improve.

Viewing and Further Information

Please Call:

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

Jeff Dunn on 07824 663371 (out of hours)

Please Email: jeff@sprosen.com