



REF: 615

## Ring O Bells

Upper Road, Hinton Blewitt,  
Bristol BS39 5AN

Freehold  
£550,000



£550,000 is the amount for this freehold property investment

## FEATURES

- Freehold public house investment with annual rental income £33,700
- Plus income from full wet tie
- Subject to 10-year tenancy agreement expires December 2025
- Character public bar plus two dining areas
- First floor kitchen and additional space which could be separate accommodation
- Self-contained semi-detached cottage with three bedrooms
- On substantial plot with trade and private gardens
- Two en-suite well presented letting bedrooms

## LOCATION

Hinton Blewitt is a village in Somerset, 5 miles (8.0 km) north of Wells and 15 miles (24.1 km) south of Bristol on the northern slope of the Mendip Hills, within a designated Area of Outstanding Natural Beauty and in the Chew Valley near the source of the River Chew.

Our subject property is in the heart of this idyllic village.

## THE BUSINESS PREMISES

### Entrance Vestibule

(1.3 m x 1.3 m)

With exposed stone walls and bristle mat.

Leads to:

### Public Bar Front Area

(4.2 m x 6.2 m)

With tiled floor, half-panelled walls, panelled ceiling and seating for around 20.

This area includes a Bar Servery.

### Cellar

Vestibule with tiled floor leads to:

### First Dining Area

(5.1 m x 3.2 m)

With carpeted floor, electric coal-effect gas fire, heavy beamed ceiling and seating for circa 18.

### Second Dining Area

(7 m x 4.2 m)

With self-contained front door access.

Exposed stone floor, feature fireplace with wood burning stove and seating for around 24.

Steps from Vestibule to:

### First Floor Kitchen

(4 m x 4 m)

With non-slip floor.

### Wash-Up / Prep Area

(5.6 m x 1.5 m)

### Large Store Room

(6 m x 4 m)

Used as a refrigeration store.

### Utility Room

(3.8 m x 1.5 m)

With shelving, WC and wash hand basin.

Note: The first floor above the pub could be turned into manager's quarters.



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.

## COTTAGE

Stands semi-detached to the main pub with its own private entrance.

### Entrance Vestibule / Kitchenette

(2.6 m x 3 m)

With a tiled floor, galley kitchen with 4-ring hob, domestic oven and wash hand basin together with cottage style kitchen units.

### Utility Room

### Ground Floor Lounge

(3.2 m x 4.2 m)

With tiled floor and French doors leading outside.

Stairs to First Floor Landing:

With radiator and access to:

### Bedroom 1

(3.2 m x 3.8 m)

With beamed ceiling. A double aspect room.

### Bathroom

(2.6 m x 2 m)

With non-slip floor, panelled bath with shower over, low level flush WC and wash hand basin.

### Bedroom 2

(2.6 m x 2.7 m)

### Bedroom 3

(3.6 m x 3.4 m)

There is gas-fired central heating throughout the building.

The cottage has a separate boiler to the main pub.

There is an LPG tank for kitchen cooking.

There is mains gas, main drains and mains electric.

## LETTING ACCOMMODATION

In a single storey adjacent block:

### Bedroom 1

(3.6 m x 3.7 m)

Wood effect floor, double bed, wall mounted TV.

### En-suite Shower Room

With vanity unit, WC and wash hand basin.

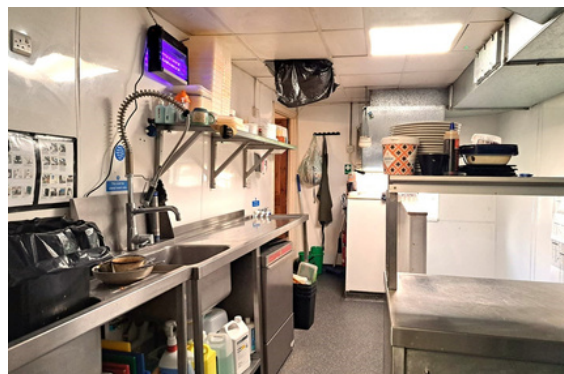
### Bedroom 2

(3.6 m x 3.7 m)

Wood effect floor, double bed, wall mounted TV.

### En-suite Shower Room

With vanity unit, WC and wash hand basin.



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**Ladies WC** (Adjacent to Letting Rooms)  
(3.2 m x 1.8 m)

Two WC cubicles and wash hand basin. Well presented with tiled floor and half-panelled walls.

**Gents WC**

(1.8 m x 3.2 m)

With WC cubicle, urinal and wash hand basin. Well presented with tiled floor and half-panelled walls.

**OUTSIDE**

**Trade Patio**

(7.5 m x 16.5 m)

With tarmacadam and patio seating area. Space to seat around 30.

**Adjacent Trade Garden**

An area laid to lawn with additional patio area and seating for around 20.

**Private Garden**

Currently part of the cottage (circa 10 m x 20 m) laid to lawn with LPG tank.

**THE BUSINESS**

Is currently open and trading.

Is subject to a 10-year tied agreement. Annual rental is circa £33,708 plus income from the tied supply package. Please contact the agents for more details.

**TENURE**

Freehold.

**EPC – link**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0820-0935-0339-6300-2096>

**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](mailto:bruce@sprosen.com)

