



REF: 346

**The Rising Sun**  
Church Street, Pensford, Bristol  
BS39 4AQ

£15,000



## FEATURES

- Successful village pub near Bristol with stunning gardens
- Current turnover circa £433,000 net of VAT with around 40% food sales, great scope to improve
- Lovely character features in one bar operation
- Huge self-contained owner's quarters which includes large lounge/kitchen
- Plus six bedrooms with potential to develop into letting
- Stunning riverside gardens that overlook 400 year old bridge and weir
- Function/meeting room for 20
- Twenty space car park

£15,000 is thought to be the minimum amount of cash needed in order to enter this superb pub business.

Included within this figure will be rent deposit of £7,500, stock and glassware at valuation, some advance rent and working capital.

The fixtures and fittings are valued separately and to be advised. New operators will be required to purchase the fixtures but this can be agreed over a period of time.

## LOCATION

The popular village of Pensford is on the main A37 between the city of Bristol (7 miles) and Shepton Mallet (14 miles). The city of Bath is 8 miles and Wells 14 miles.

It is located in the beautiful Chew Valley.

The River Chew does in fact border the stunning riverside beer garden.

The pub is set back from the main road although extremely visible.

## THE BUSINESS PREMISES

### Main Bar

(10.8 m x 5.2 m)

Is very well presented with part stone walls, beamed ceilings and two large fire places.

There is seating for around 60 with a mixture of eclectic style furnishings.

The panelled bar has a range of quality equipment including back bar refrigerators, touch screen till and coffee machine.

CCTV covers the building.

### Ground Floor Freezer Store

(1.8 m x 6.9 m)

Internal passageway with flagstone floor leads to:

### Ladies WC

(3 m x 1.8 m)

### Gents WC

(3.2 m x 1.6 m)

Both of which have been refurbished.

### Cellar and Bottle Store

(5 m x 5.1 m)

### Utility Store

### Commercial Kitchen

(6.3 m x 3.7 m)

With a range of stainless steel equipment including rational combination oven and pass through dishwashing system.

### Function Room

(3.9 m x 7.8 m)

Can seat 20.



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## PRIVATE ACCOMMODATION

This accommodation is one of the best that you will find in a licensed premises. It has been lovingly renovated in the past few years.

The self-contained space is approached from its own external wooden staircase.

### Open-Plan Kitchen/Breakfast Room

(10.2 m x 6.8 m)

With stripped wooden floor and part exposed floors. Fitted kitchen with Belfast sink. A lovely double aspect room.

Leads to:

### Second Seating Area

### Utility Room

### Modern Fitted Shower Room

With newly fitted shower.

Hallway leads to:

### Bedroom 1

(3.6 m x 4.9 m)

Large double bedroom with old iron bath.

### Bedroom 2

(4.5 m x 3.1 m)

Double bedroom.

### Bedroom 3

(4.2 m x 5.3 m)

Double bedroom with original fireplace.

Second Floor

### Bedroom 4

(3.1 m x 3.2 m)

Well presented large double bedroom.

### Bedroom 5

(3.4 m x 3.7 m)

Well presented large double bedroom.

### Bedroom 6

(3.7 m x 1.6 m)

Well presented large double bedroom.

### Second Floor Dining Area

(6.7 m x 4.5 m)

### Family Bathroom

With roll top bath, low level flush WC, pedestal wash hand basin and exposed stone walls.

Internal stairway

Also leading directly to the business premises.



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## PRIVATE OUTSIDE AREA

Comprises of a decked space. Ideal for pets.

## OUTSIDE

There is a large beer garden with exterior lights and seating for around 60 although there is plenty of extra space.

There is also an external BBQ gazebo area.

The garden is surrounded by a beautiful river with a 400 year old bridge known as the Penford Weir Crossing (which is owned by the pub) and a wonderful feature.

## Car Park

For 20 vehicles.

## THE BUSINESS

Is currently open and trading.

Is currently trading at £10k per week (unwarranted) on 60/40 wet dry split.

## TENURE

The Rising Sun is available on the basis of a brand new tenancy agreement (TAW initially) with St Austell Brewery.

There will be a tie to St Austell Brewery for wet sales products.

Annual rent is to be advised.

## Rateable Value

Current rateable value (1 April 2023 to present) £21,250.

## EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6522-4214-7224-3302-7366>



## 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)

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