



REF: 629

The Mouse
Waters Lane, Westbury-on-Trym,
Bristol BS9 4AA

Leasehold Assignment
£63,000 plus SAV



£63,000 to include the inventory, leasehold property and goodwill.

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

FEATURES

- Superb public house in sought after Bristol location
- Internal trading area for 106
- Fully equipped commercial kitchen
- Beautiful external area for 100 with views across Blaise Castle and Henbury Golf Course
- Three-bedroom accommodation in good condition
- Many original features including open fire
- TNT and SKY sports, quiz nights and live music
- Available for the first time in 20 years

LOCATION

Westbury-on-Trym is a suburb in north-west Bristol, named in part after the River Trym that runs through it, and near the suburbs of Stoke Bishop, Westbury Park, Henleaze, Southmead and Henbury.

It is a suburban area with excellent links to the city, 21 minutes into the centre, making it a desirable place to live with an active community.

Within reach of Cheddar, 42 minutes (20.7 miles) via A38 and Bath, 48 minutes (27.2 miles) via M4.

The Mouse is situated on a busy through road next to the church.

THE BUSINESS PREMISES

Main Entrance

Is off-street through a pair of double doors into a large quarry tiled porch with half-brick walls, glazed upper half and glazed roof.

Main Trading Area

(11.4 m x 6.2)

With wooden floor, half-panelled varnished wooden walls, painted render above, painted render ceiling, fixed seating for 16 and loose seating for a further 70 and vertical drinking for a further 20, three large flat screen TVs, traditionally decorated, TNT and SKY Sport available - also quiz nights and live music feature heavily in the pub.

The area also benefits from two large bay windows.

Bar Servery

Is varnished wooden panelled front with hardwood top and wooden over bar with blackboards.

Behind the bar is non-slip Altro flooring, two double bottle coolers, single sink.

Leading from this area are:

Gents WC

Tiled throughout with three urinals, low level flush WC and wash hand basin.

Ladies WC

Tiled throughout with two low level fish WCs and wash hand basin.

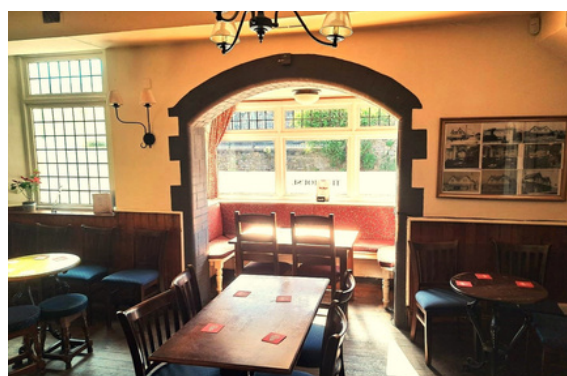
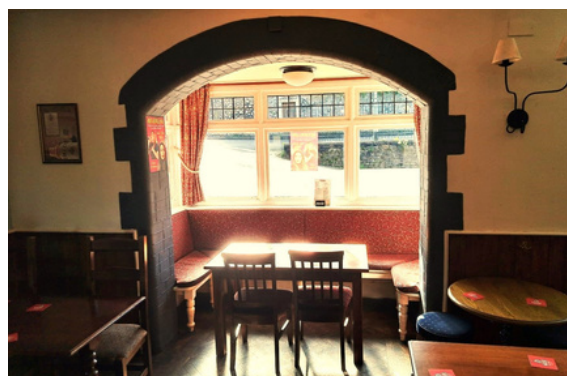
The pub benefits from working fire and has many original features.

Directly behind the Bar Servery is:

Commercial Kitchen

(5.4 m x 3.6 m)

Fully equipped with 6-burner, cooker, deep fat fryers, microwaves, freezers, double sink and stainless steel preparation area.



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Below Ground Cellar

Leading from this area is:

Utility / Storage Area (2.7 m x 3 m)

PRIVATE ACCOMMODATION

Is situated on the First Floor and can be accessed from either the kitchen or from an external door leading to the garden up a couple of flights of carpeted stairs to a large passageway. From which leads:

Bedroom 1

(3.2 m x 3.5 m)

A good-sized double room.

Bedroom 2

A good-sized double room.

(4.1 m x 3.8 m)

Bedroom 3

A good-sized double room.

(3.4 m x 3.9 m)

Lounge

(4.1 m x 4.2 m)

A well proportioned room.

Leading from this area is:

Bathroom

A mushroom colour suite comprising bath with shower over, low level flush WC and wash hand basin.

The private accommodation has been recently redecorated and is carpeted throughout.

OUTSIDE

Leading from the Main Trading Area via a carpeted vestibule is:

Extensive Garden

Which can seat up to 100 customers with beautiful views across the surrounding area.

THE PROPERTY

Is a detached brick built building under a tiled roof.

THE BUSINESS

Is currently open and trading.

We are advised of trading at £425k per annum on a 90/10 wet/dry split.

We do not hold any accounting information nor can we warrant any trading figures.



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TENURE

The Mouse is available on the basis of a renewable lease with 8 years remaining with Red Oak Taverns.

Assignment of lease for a premium of £63k +SAV.

There will be a tie for Beer, Lager and Cider-draught and packaged.

Part repairing agreement.

Rateable Value

Current rateable value (1 April 2023 to present) £9,000.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0894-9280-6530-3100-7803>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Jeff Dunn 07824 663371 (Out of Hours)
Please Email: jeff@sprosen.com

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