



REF: 629

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

Leasehold
£59,950



£59,950 to include the valuable inventory, leasehold property and goodwill plus rent deposit payable to the landlord and stock at valuation.

FEATURES

- Award winning public house in one of Bristol's best districts
- Annual turnover circa £350,000 with net profit over £55,000 for working owners
- Well presented open-plan bar trading space
- Fully fitted commercial kitchen
- Three-bedroom home in great condition
- Stunning views from beer garden (100)
- Easy to run business with 90% wet sales
- Retirement sale after 20 years
- Free of tie for wines, spirits and minerals

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 m)

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

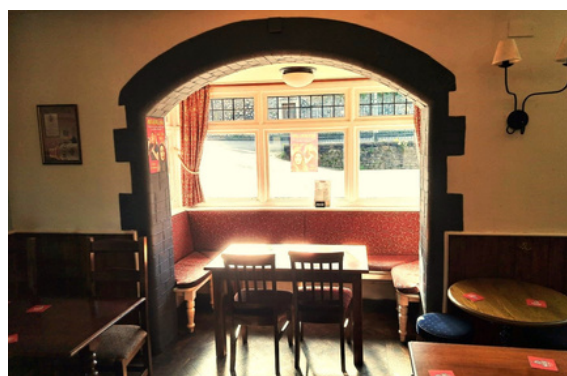
Tiled throughout with three urinals, low level flush WC and wash hand basin.

Ladies WC

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

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

Directly behind the Bar Servery is:



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.

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.

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.



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.

THE BUSINESS

Is owned and operated by the retiring proprietors who have enjoyed over 20 years living and working at The Mouse.

Turnover for the last financial year is circa £350,000 with a net return for working owners of over £55,000.

The vast majority of sales (90%) is in respect of bar sales with just 10% coming from food.

There is therefore great potential to further develop a food trade.

Full detailed trading accounts can be provided after viewing.

TENURE

The Mouse is subject to a 7-year renewable lease.

The lease is set to be renewed in 2025 for a further 7 years. This is guaranteed.

Further renewals are assured in accordance with the 1954 Landlord & Tenant Act.

There is a tie to Red Oak Taverns for beer, lager and cider whilst the business trades free of tie for wines, spirits and minerals.

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)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com

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.