



REF: 634

Kings Arms
168 Whiteladies Road, Clifton,
Bristol BS8 2XZ

£20,000



FEATURES

- Prime position Bristol pub and venue
- Recent trade of £15,000 p.w. – could achieve much more (un-warranted)
- Internal covers for 200 in multiple trading areas – all well presented
- Trade patio area for 60 in sun-trap location
- Bordering the famous Bristol Durdham Downs on the borders of Clifton, Redland and Cotham
- Quality three-bedroom owner's/manager's home

£20,000 is thought to be the minimum amount of capital needed in order to enter this excellent business opportunity.

This will include any rent deposit, rent in advance and stock.

Additional funds will be needed for working capital.

Fixtures and fittings will also need to be purchased, this can be carried out over a period of time.

LOCATION

The Kings Arms is situated at the very top of Whiteladies Road, one of the main roads into the centre of Bristol. This is one of Bristol's premier retail patches boasting Georgian buildings, a range of independent shops, property agents, galleries, coffee shops - all in this extremely fashionable and trendy area.

A stone's throw is the 400 acre famous Durdham Downs, much used by locals and tourists for leisure including walking, jogging and many team sports.

THE BUSINESS PREMISES

Entrance Vestibule

Leading to:

Ground Floor Bar

Seating around 24.

A very well presented area with slate floor, high ceilings with cornicing, ceiling hung chandeliers, panelled walls, wall mounted TVs and music speakers.

Included in this area is a Bar Servery with a range of equipment behind including glass washer, back bar fridge, double deep bowl sink unit etc.

There are steps up to:

Ground Floor Lounge

A lovely seating area. Seating 80 with stripped wooden floor, panelled walls, wall mounted TV.

Steps from this area to:

Further Seating / Games Area

With part stripped wooden, part exposed stone tiled floor, half panelled walls, seating 10 with pool table.

Further steps lead to:

Main Trading Area

Seating at least 60.

This area is used for live music, games (with three dartboards) and regular pub seating.

There is a separate long and very well fitted Bar Servery with a full range of professional equipment behind.

Mezzanine Seating Area

Seats 50.

With stripped wooden floor and wall mounted TVs in a well presented space.

Two sets of Ladies & Gents WCs



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Commercial Kitchen

Extremely well presented with non-slip floor, tiled walls and a range of equipment including two deep fat fryers, 6-ring commercial oven, griddle, rationale and numerous refrigerated workstations.

Kitchen Wash-Up

With pass through dishwasher, double bowl deep sink unit and various traditional workstations.

Cold-Room

With walk-in cold room.

Cellar

Second Floor

PRIVATE ACCOMMODATION

Large Storeroom

With door leading to trading area.

Internal landing provides access to:

Laundry Room

Staff WC

Two Changing Rooms

For Bristol Downs Football Team (one with built-in shower).

Manager/Owner's Home

Large landing with exposed brick walls provides access to:

Large Lounge / Dining Room

Well presented with inset spotlight fittings, close carpeted floor etc.

Storeroom

Double Bedroom 1

Double Bedroom 2

Double Bedroom 3

Modern Fitted Kitchen / Breakfast Room

Having splendid views across Bristol. With wall and floor fitted kitchen units, island bar, integrated oven and stainless steel sink unit.

Separate WC

Modern Shower Room

With walk-in shower, low level flush WC and pedestal wash hand basin.

Private Seating Area

Private Laundry Room



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OUTSIDE

Access either from the side or through the pub itself.

Seating around 60 is a patio pub garden, a real premium in this location.

THE BUSINESS

Is currently open and trading on a limited basis from Wednesday until Sunday.

The current operators run multiple sites and do not have the time needed to devote growing the Kings Arms business.

The Kings Arms is the 'go to' place for many sports teams that play on the adjacent Durdham Downs, while live sports are also shown and a popular part of the business.

The excellent commercial kitchens offer another potential growth in trade, we also think that the Kings Arms could be an ideal venue for live music.

Recent sales have been between £10,000 and £20,000 per week, averaging at around £15,000.

We are unable to warrant any trading information or provide any trading profit and loss accounts.

TENURE

The Kings Arms is available on the basis of a brand new agreement with Stonegate Pub Partners.

There will be a wet tie to Stonegate.

The annual rent guide is £46,000.

Rateable Value

Current rateable value (1 April 2023 to present) £32,500.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9780-3009-0647-0090-4905>



VIEWING AND FURTHER INFORMATION

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