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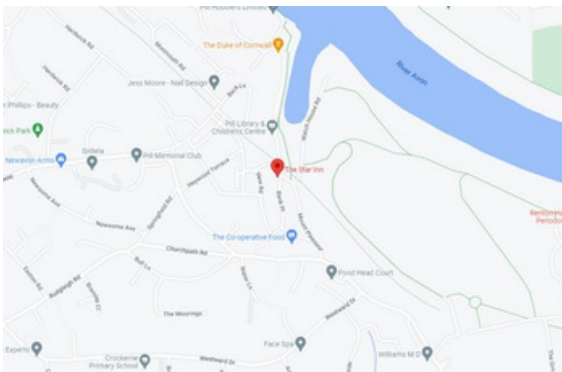
The Star Inn

Bank Place, Pill, Somerset BS20 0AQ

£3,000



£3,000 is the deposit amount required to take over this business plus working capital. Inventory is to be purchased when on a substantive agreement.



FEATURES

- One month rent free
- Reduced rent of £288 per week in first year
- Refurbished public house in riverside village near Bristol
- Two separate seating areas for around 50
- Fitted commercial kitchen
- Outside patio terrace
- Owner's three bedroom accommodation
- Garden at rear

LOCATION

The Star Inn is situated in a great location (on the cycle track) in the centre of the historic seafaring village of Pill which is some 5 miles from the city of Bristol. Lying on the banks of the River Avon the village is mainly residential with a mix of terraced and detached housing, alongside new-build apartments. The pub is close to the local amenities including the Co-op food store, pharmacy and post office.

THE BUSINESS PREMISES

Has been refurbished.

Entrance Vestibule

This property has character features throughout including the quarry tiled flooring at the entrance.

First Bar Area

(10.4 m x 5.6 m)

Decorated with stripped wooden flooring, exposed stone walls, fixed seating, some half panelled walls and a lovely wood burning stove.

Here there is also beamed ceilings and other character features. This space seats around 30.



Customer Seating Area Around Bar

(4.3 m x 6.2 m)

With parquet style floor and open fireplace, beamed ceilings and seating for around 20.

Bar Servery

The bar servery includes non-slip flooring, back bar refrigerator and stainless steel glass washer.



Ladies WC

Including two WCs.

Gents WC

Including three urinals and one WC.

Commercial Kitchen

(3.5 m x 4.7 m)

With non-slip flooring, part plastic and part stainless steel clad walls.

The kitchen is fitted with a range of commercial equipment including a deep bowl sink unit, stainless steel hot cabinet, commercial hob and oven, griddle and overhead extraction fan.



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Prep / Cold Room

(2.9 m x 3.6 m)

With non-slip flooring, stainless steel encased refrigerated work counter, two chest freezers and a deep bowl sink unit.

Store Area

OUTSIDE

To the rear of the property there are steps that lead to a patio terrace area. This is in need of upgrading.

Outside Store Area leads to:

Cellar

Ground Floor Small Office

Currently being used for storage.

Steps to:

First Floor Accommodation

Lounge

With brick fireplace and inbuilt gas fire. The lounge also has a door for access outside.

Interior hallway leads to:

Private Kitchen

With fitted kitchen units and newly fitted gas boiler.

Bedroom One

With fitted wardrobes.

Bedroom Two

Bedroom Three

Shower Room

With walk in double shower, low level flush WC and fitted vanity basin.

TENURE

The property is available on the basis of a new tenancy with Red Oak Taverns.

Headline rent is £25,000 per annum.

Rent year 1 is noted at £15,000.

There is a tie to Red Oak Taverns for the sale of beer, lager and cider.

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



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