



## Red Post Inn

Ref: 3451513

Peasdown St John, Bath, BA2 8JH

Freehold: £695,000

High barrelage of c. 525 brewers barrels

Net turnover of £421,608 Y/E 30.09.23

Adjusted net profit c. £165,000 Y/E 30.09.23

Potential for letting accommodation (STP)

Scope to create a kitchen & food offer (STP)

Marquee space to rear. EPC exempt



The Red Post is an impressive detached Grade II Listed, three storey building. Dating back to 1851, the property is highly visible from the main road with its standout characteristics. We understand the building had a two storey extension in 1998.



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### Location

Peasedown St John is a large village about five miles from the city of Bath, and two miles north-east of the town of Radstock at the foot of the Mendip Hills.

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### Internal Details

There are four distinct trading rooms, three of which are on the ground floor, with two separate ground floor customer entrances and a first floor function room, briefly described as follows:

Front entrance porch with lobby and door into the Sports bar, which has four linked areas including one raised section which has the pool table and dart boards, long bar servery with flagstone flooring, a mix of tables, pews/benches, sofas and stools plus wide screen and AWP machines.

Skittle Alley which would lend itself to conversion into a commercial kitchen.

The Rugby Room, which has more of a lounge bar feel, also has it's own external access.

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### Ground Floor

Side access lobby area to the disabled toilet and cleaning storage cupboard. Stairs down to a large basement area with three rooms housing the cellar and storage.

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### External Details

The large pub car park has a wide entrance easily accessed off the A367.

There is a large lawned area to the rear which has previously sited a marquee and a barbeque.

An outbuilding with a sloping pitch roof that may have scope for conversion to a letting.

Large beer garden to side of the pub.

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### Letting Accommodation

There is potential to create letting rooms out of the six bedrooms located over the two floors.

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### Owner's Accommodation

There are six bedrooms, three on the first floor plus a large communal fitted kitchen and utility room. Further stairs to the second floor landing with three further rooms and a large communal shower room with toilet and wash hand basin.

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### Development Potential

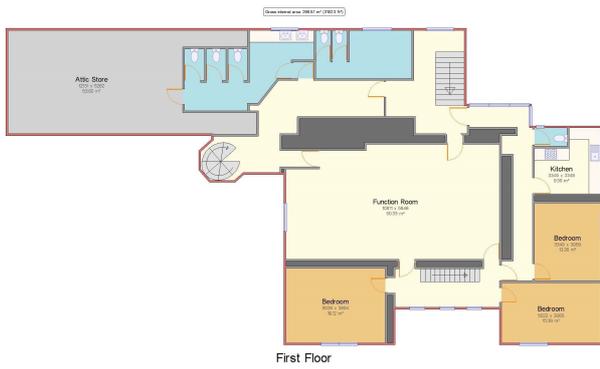
The owner has an architect's drawing of an initial site plan depicting the position of a proposed development of three terraced houses at the rear of the car park, which has not as yet been submitted.

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### Staff

Owner operated with full and part time staff.



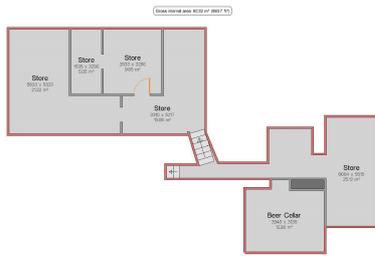


First Floor



2nd Floor

Gross internal area: 389.27 m² (41901 ft²)



Basement



Ground Floor



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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