

Matthew Phillips Surveyors

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Kings Head

284 Two Mile Hill Road, Kingswood, Bristol, BS15 1AT

Traditional two trading room Community pub - Freehold £245,000.



Key Features

- Substantial Public House in established residential area.
- Easily operated two bar operation.
- Part covered beer patio to the rear.
- Living accommodation includes double bedroom, box room, lounge, kitchen and bathroom.
- Established locals community house.

Location

The Kings Head is located fronting Two Mile Hill Road, A420, in a mainly residential area approximately ½ mile west to the centre of Kingswood and within the South Gloucestershire boundary. There are a range of both residential and commercial properties in the immediate vicinity including a small parade of local shops and restaurants opposite.

The public house benefits from a well populated and immediate catchment. Bristol City Centre is approximately 3 miles to the west.

Description

The Kings Head is a detached part rendered two storey public house of brick and stone construction beneath a series of pitched tiled roofs with a single storey extension to the rear.

The site area is circa 0.058 acres and the footprint is 2236 sf. (Nimbus Maps).

[Google Street View](#)

Accommodation

Ground Floor:

Front public bar with servery and darts throw, perimeter fixed seating and a range of loose fixtures and fittings providing total seating for some 25 customers. Leading through into the rear bar with serving hatch and loose f & f with seating for circa 15 customers. A central interconnecting servery serves both trading rooms and also includes a wash up area and stairs to the first floor. The ladies customer lavatories are accessible from the rear bar via a covered walkway. The boiler room is off the rear bar. The gentlemen's customer lavatories, adjoining upland beer cellar and various stores are located to the rear.

First Floor:

Private accommodation: double bedroom, box room, lounge, kitchen, and bathroom.

Basement:

Original basement which is blocked off and is inaccessible.

Outside:

Part covered beer patio with picnic sets for 30 customers to the rear of the pub.

Stock in Trade

Stock in trade and glassware are to be taken to at valuation on completion.

Business

The Kings Head trades as a community local serving the surrounding residential area and benefits from mainly walk to trade with some support from traditional pub games/teams such

as dart teams etc. The property is well known as a cider house and has over recent years offered four real ciders and three other keg ciders. No food is currently offered.

Services

All mains services are connected to the property.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol until 00:00 Sunday to Thursday inclusive and until 01:00 at the weekends.

Town and Country Planning

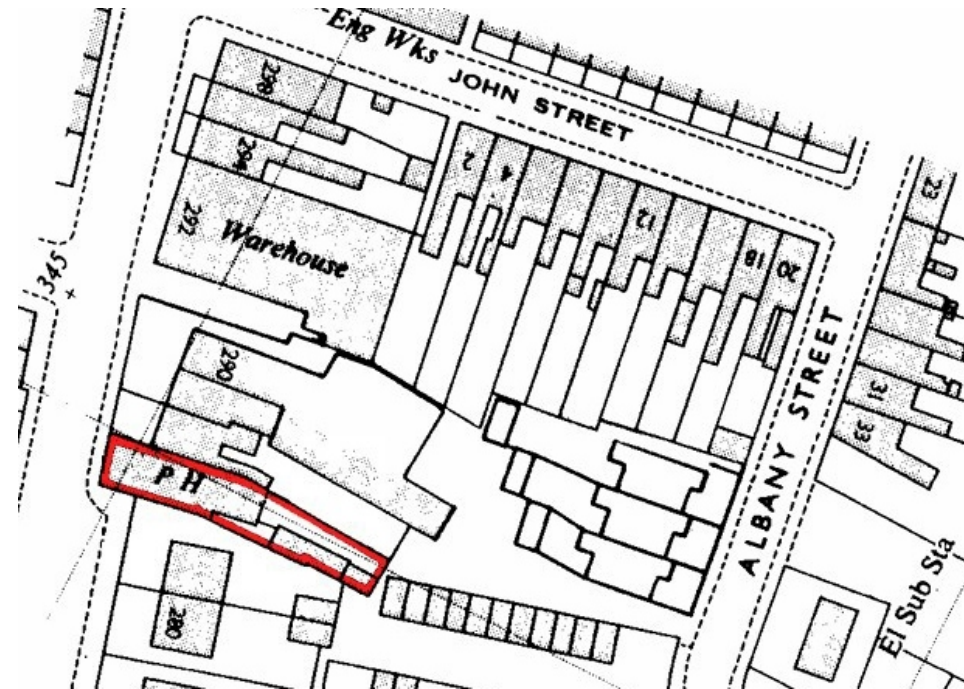
The property is not listed nor in a conservation area.

Fixtures and Fittings

All items of furniture, equipment, trade fixtures and fittings are included in the sale other than a limited number of items held on 3rd party agreements and personal belongings of the manager in the living accommodation. An inventory will be provided.

TUPE

There are no staff to transfer under the TUPE regulations.





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For Sale Freehold £245,000

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Business Rates

The rateable value is £6,000.

EPC

An EPC will be made available to inspect.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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