

The Bull Inn

333 Crews Hole Road, Bristol, BS5 8BQ

FREEHOLD / ALL ENQUIRIES

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes

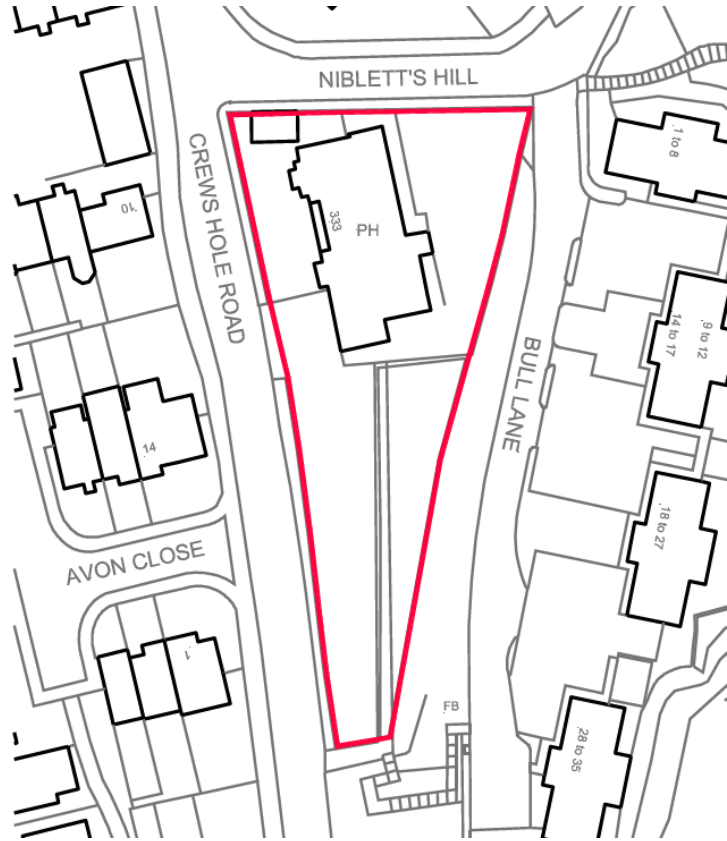
01908 731 320

www.caldecottgroup.com



Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE CONTACT US FOR DETAILS ON EXTENT OF OWNERSHIP



BULL INN ST GEORGE BRISTOL

The Property

THE PROPERTY

Opportunity

The Bull Inn is a late Victorian two storey detached building, with a single storey extension to the side, located within suburban Bristol. The property is available freehold with vacant possession.

Location

The pub is west facing towards Crews Hole Road and situated on a triangular plot measuring 0.44 acres at the junction between Crews Hole Road and Nibblet's Hill.

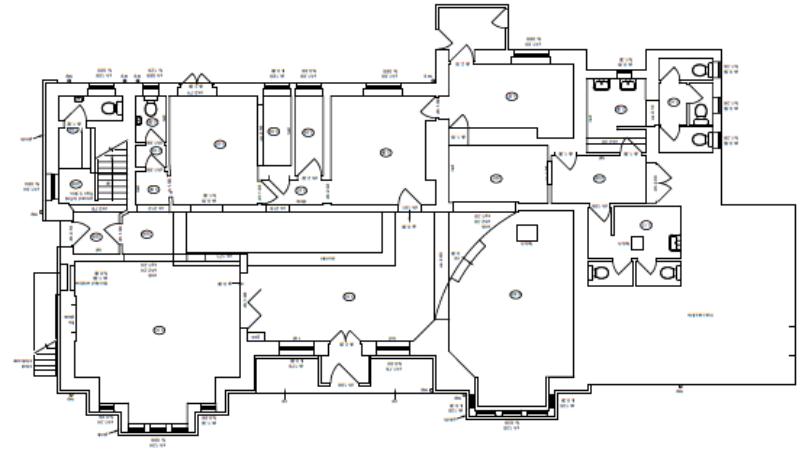
The immediate area is primarily residential and is located between Dundridge Park and Trooper's Hill Park to the east of Bristol City Centre.

Arrangement

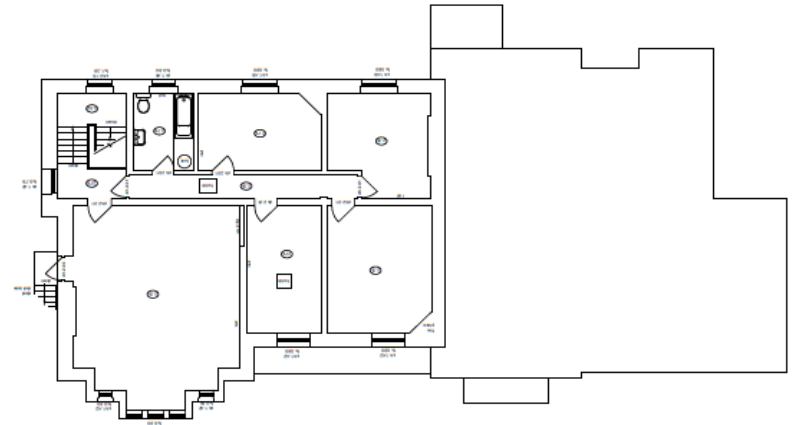
The building has a floor area of approximately 398sqm. Internally, the trade space is focused to the front of the building around a central bar servery with a raised seating area to the right hand side, a darts room behind and a lounge bar room to the left, which has a feature bay window. Back of house areas including a kitchen, storage and office space are located to the rear. Above ground cellarage is available within the single storey extension which has a ramped access from the car park. A single staircase serves the first floor which comprises the former manager's accommodation. This is arranged as three bedrooms, a lounge and a bathroom.

The customer car parking area is lined for 13 spaces set in front of a landscaped bank. The car park is accessed via by two vehicular entrances off Crews Hole Road, one at either end of the site.

There are two external trade spaces; the first is a patio at the immediate front of building and the second is an elevated beer garden measuring approx. 229sqm and laid to lawn at the back of the property. This is accessed by a small path running along the northern boundary from the patio.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Sales Information

SALES INFORMATION

Premises Licence

Please contact us for a copy of the premises licence.

Rates

The property is situated in an area administered by Bristol Council. The 2023 Rateable Value has been assessed at £5,700. The ancillary accommodation falls within council tax band A.

Trade

The property is sold as seen, with vacant possession. No trade is warranted or sold.

Planning

The property is not statutory listed. It is located within the Avon Valley Conservation Area. The property has a Sui Generis public house use.

Services

We are advised that the property has all mains services however prospective purchasers should speak with relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

The property has an energy performance certificating rating "C".

Restrictive Covenant

The vendors will apply a restrictive covenant to the property and site to ensure its continued use as a public house or alternative commercial or community use.

Ownership

The property is held under title BL36444.

Legals

The Vendor has never occupied nor traded from the Property which forms part of a large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title assuming any issue arising cannot be reasonable covered by indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents, Caldecotte Group.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.