



REF: 805

The Red Post

Bath Road, Peasedown St John, Nr. Bath, Somerset
BA2 8JH

Freehold
£495,000



£495,000

for the Freehold Property,
Trade Fixtures and Fittings
and Goodwill plus
Stock at Valuation



FEATURES

- Wet sales only public house near Bath
- Scope to greatly increase sales of £300,000 (net of VAT)
- Detached property with two large bars & skittle alley
- First floor function room & large basement / cellar
- Six bedrooms over first floor and second floor
- Beer gardens to rear, front & side with a huge car park
- Superb location with strong demographics near Bath
- Plot size of 0.6 acres with scope for development
- Retiring owners after 25 years

LOCATION

In a prominent location fronting the A367. As well as the village itself, customers come from the nearby towns of Radstock, Paulton and Midsomer Norton. Bath is approximately a 15 minute drive to the south.

THE BUSINESS PREMISES

Ground Floor

Entrance Vestibule

(5.5m x 1.5m)

This grand entrance has part quarry tiled and part carpeted floor together with a dado rail.

Main Bar

(11.25m x 10.6m)

Full of character with flagstone floors, feature fireplace, dado rail and seating for around 50.

Main Bar Servery

With a range of back bar equipment including three back bar refrigerators.

Second Area (adjacent to Main Bar)

(5m x 6.1m)

With part flagstone floor and part raised seating area for around 30 with pool table, dart board etc.

Third Area (adjacent to Main Bar)

(4.7m x 4.6m)

With pool table and limited seating.

Rear Entrance Vestibule

(3.6m x 4.1m)

With quarry tiled floor and spiral stone stairway to first floor.

Disabled WC

Skittle Alley

(15.4m x 4.7m)

With wooden floor and two skittle alleys.

Lounge Bar

(8.8m x 11.4m)

With long bar servery. Seating for around 50. This eclectic room boasts large extended half round windows and a coloured glass art deco style skylight. There is also a further:

Vestibule

Leading to the outside seating area.

Kitchen

(4.7m x 1m)

With tiled walls, non-slip floor, stainless steel deep bowl sink unit and drainer plus stainless steel glasswasher.

Second Stairway to First Floor

With non-slip floor covering.

Lower Ground Floor

Storeroom

(5.4m x 3.6m)



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Vaulted Cellar
(2.9m x 4.6m)

Large Second Storeroom
(5.9m x 6.2m)

Situated above the skittle alley.

First Floor Landing

Tiled floor, a large room leading to:

Function Room

(6.1m x 10.5m)

Capacity for around 70, with part carpeted floor (fitted November 2021), separate dance floor area, picture rail and dado rail.

Also off the First Floor Landing is:

Main Gents WC

(3.6m x 2.4m)

Ladies WC

(2.8m x 5.9m)

With tiled floor and tiled walls, three cubicles.

Large Storeroom

(8.6m x 3.9m)

Exposed stone walls.

FIRST FLOOR QUARTERS

Interior vestibule with carpeted floor.

Separate WC

Kitchen

(3.5m x 3.36m)

With wall and floor kitchen units, linoleum tiled floor, plumbing for automatic washing machine, stainless steel sink unit.

Door to:

Second large Landing

With carpeted floor.

Three Double Bedrooms

Second Floor Landing

Three Double Bedrooms

Interior vestibule leading to:

Large Shower Room

(3.2m x 3.3m)

With large corner shower, pedestal wash hand basin and low level flush WC.

OUTSIDE

Large Rear Garden

There is a large and popular lawned garden area which adjoins a patio area and offers seating for 140. This space has a large wall mounted outside TV together with a barbeque area.

Outside Side

Further patio area with seating for 10.



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Side Garden

With patio area and seating for 20.

Further Lawned Area

Front Patio Area

With seating for 30.

Detached Single Storey Outhouse

With three separate spaces offering development opportunities and measuring:

7.4m x 5m

5.9m x 6.4m

7m x 3m

Car Park

For around 80 to the building side.

DEVELOPMENT OPPORTUNITY

Our clients have made initial enquiries into applying for planning permission to build three, two-bedroom residential dwellings in the Car Park area.

Permission has not been sought though an initial planning report has been prepared.

Other development opportunities include the possibly of creating letting rooms and a commercial kitchen subject to planning and listed building consent.

THE PROPERTY

Is Grade II listed, detached and dates back to 1851.

The property stands on a plot size of 0.6 acre.

Business Rates

Payable £3750 per annum.

Rateable Value

From 1 April 2026 is £26,000.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/8948-1958-5772-3897-0330>



THE BUSINESS

Has been run by our clients for the past 25 years.

This is a retirement sale.

The owners run the business as a very popular wet led public house business.

Sky & TNT Sports are shown as the Red Post is a well known large venue for sporting events.

Our clients both work full-time in the business and therefore employ relatively few extra staff.

Annual Sales net of VAT for year ended September 2025 was in the sum of £307,568 with net profit over £100,000 before depreciation, directors wages and personal expenses.

Please do ask us for more information.

TENURE

Freehold.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

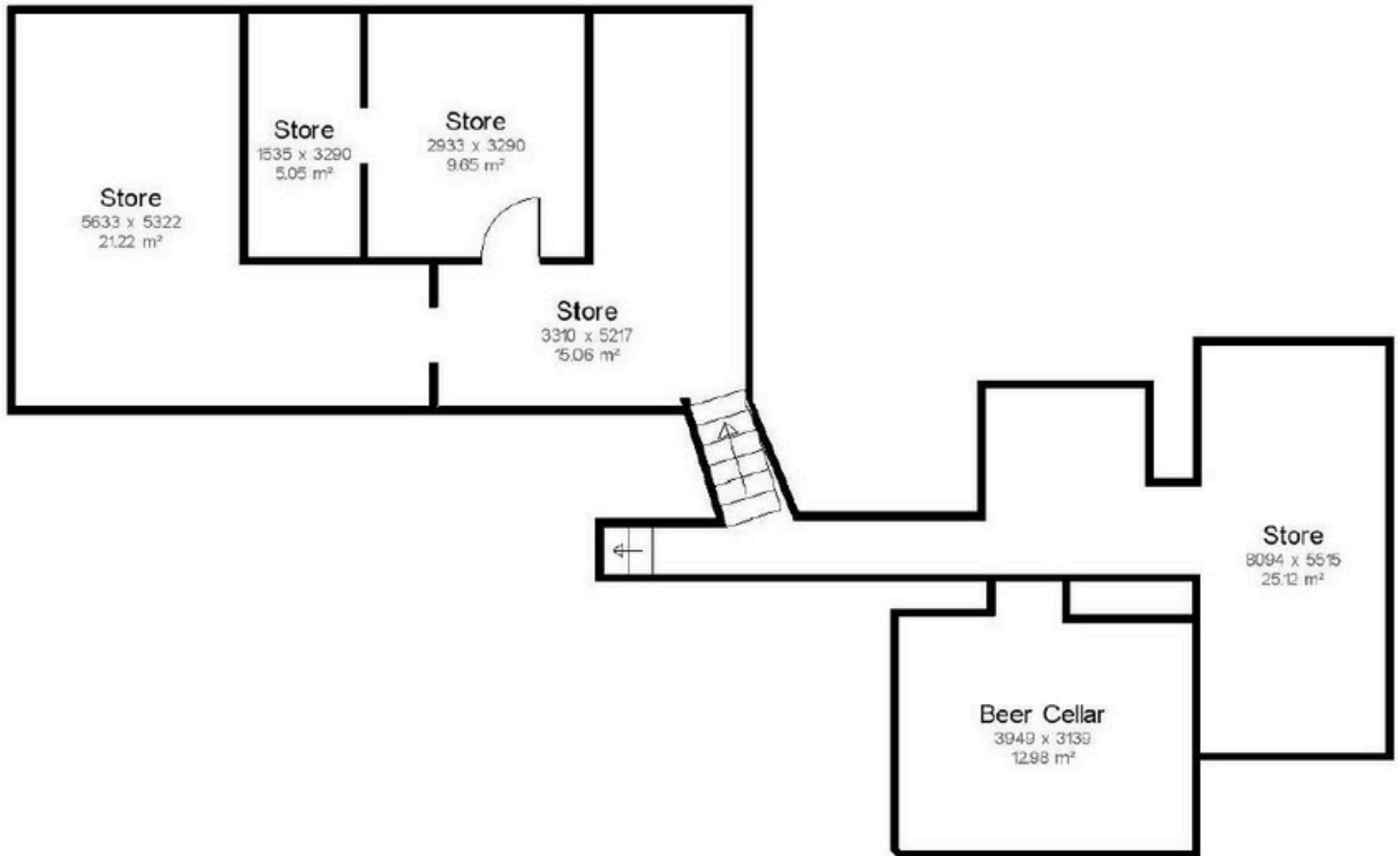
Please Email: bruce@sprosen.com

Website: www.sprosen.com

Strictly by appointment and under no circumstances must any approach be made directly to the business.

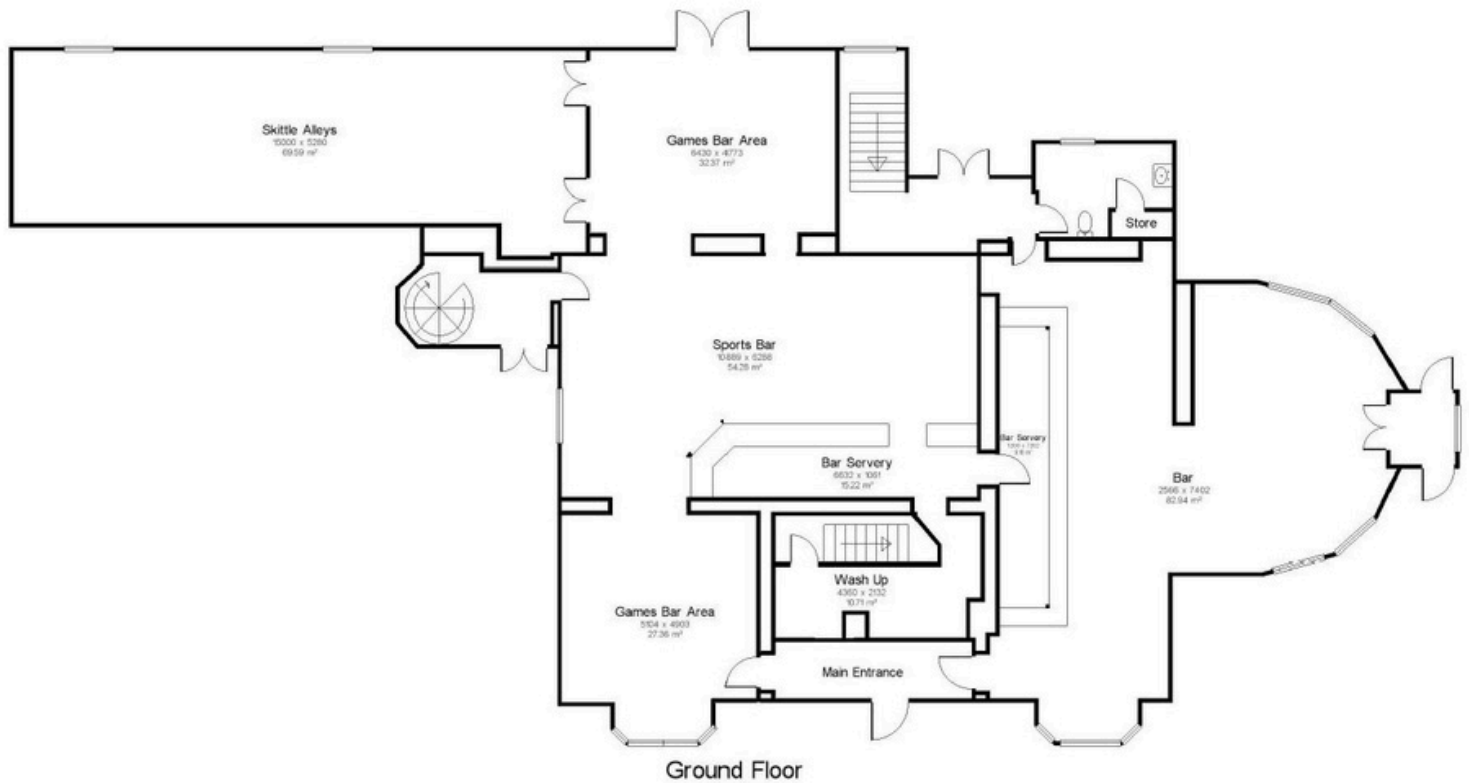
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Gross internal area: 92.32 m² (9937 ft²)

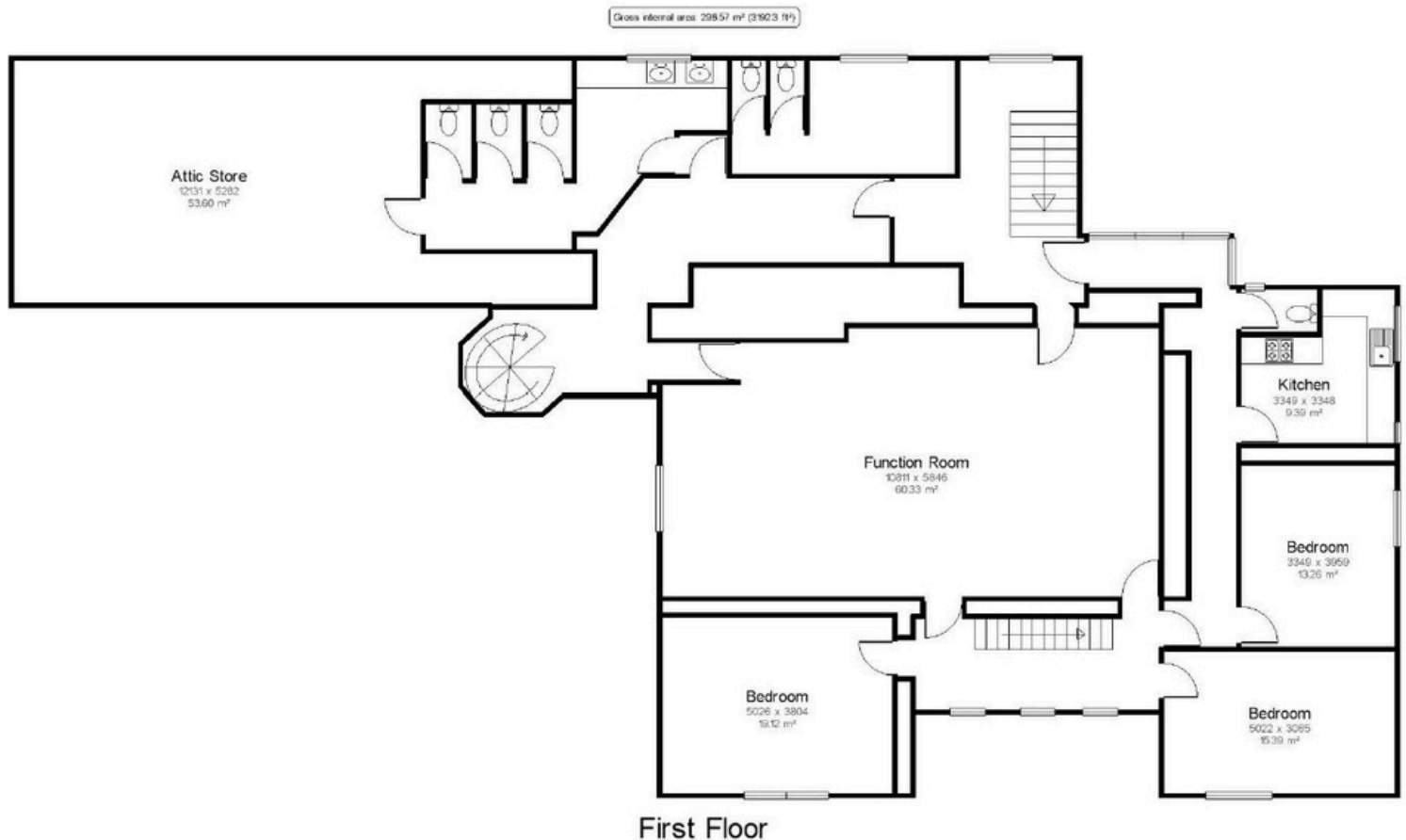


Basement

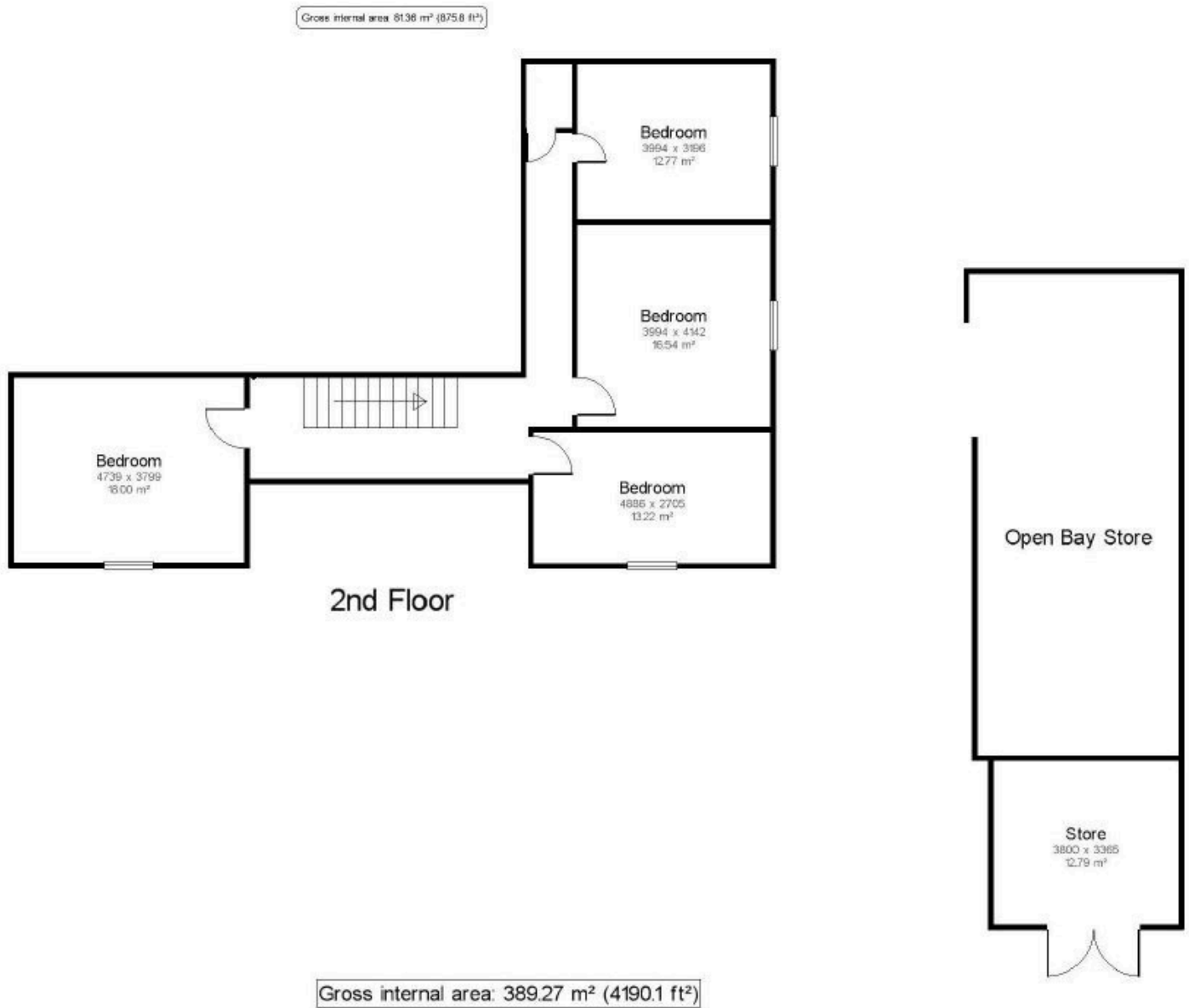
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