



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 & fittings and goodwill, plus stock at valuation.



FEATURES

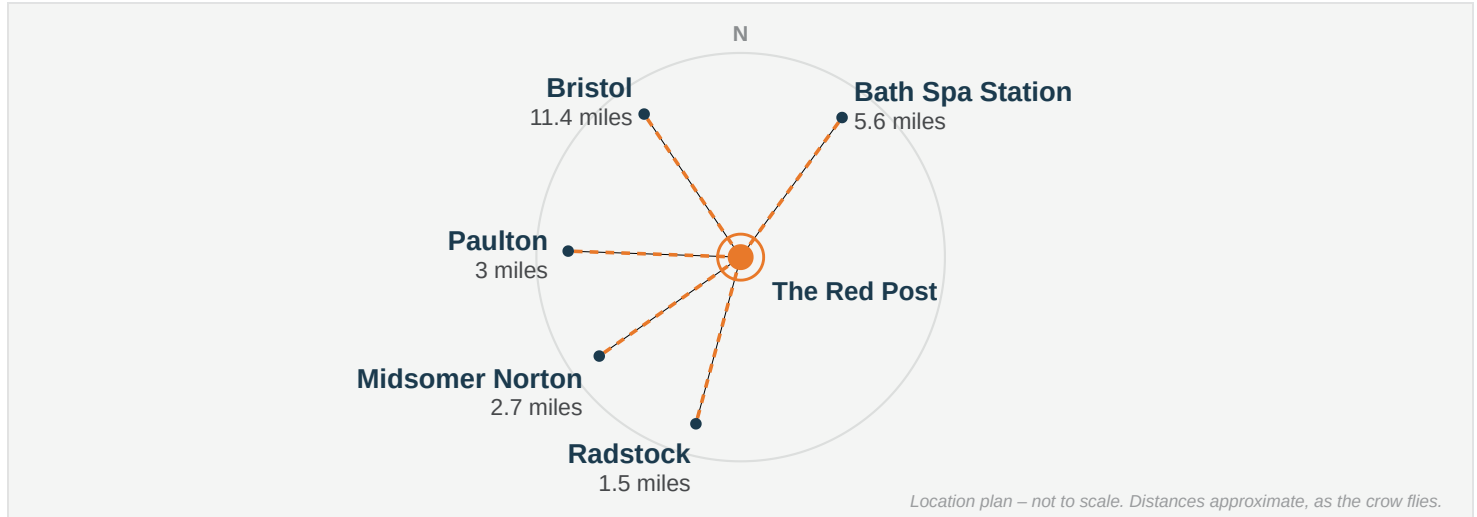
- **Detached freehold pub on 0.6 acres**, fronting the A367 near Bath
- **Sales of £307,568 net of VAT** (year ended September 2025)
- **Net profit over £100,000** before depreciation, directors' wages and personal expenses
- Retirement sale – same owners for 25 years
- Sports Bar, Lounge Bar, two games areas and a two-lane skittle alley
- First floor function room for around 70
- Gardens and patios seating around 200, car park for around 80
- Seven bedrooms – scope for letting rooms (subject to consents)
- **Superb opportunity for a food operator** – no food currently served
- Development potential – planning report prepared for three houses

LOCATION

The Red Post occupies a prominent position fronting the A367 Bath Road in Peasedown St John, the main road between Bath and Radstock, giving the pub excellent visibility to passing traffic.

Peasedown St John is a large and growing village, with substantial new housing in recent years, providing a strong local customer base. Customers also come from the nearby towns of Radstock, Midsomer Norton and Paulton, all within around 3 miles.

The City of Bath, a UNESCO World Heritage Site and major visitor destination, is around a 15-minute drive to the north, with mainline rail services from Bath Spa station. Bristol is approximately 11 miles to the north-west.



THE BUSINESS PREMISES

GROUND FLOOR

Main Entrance

A grand entrance with part quarry-tiled and part carpeted floor and dado rail.

Sports Bar (10.89m x 5.29m)

Full of character, with flagstone floors, feature fireplace, dado rail and seating for around 50. The bar servery has a range of back-bar equipment including three back-bar fridges.

Two Games Bar Areas (5.10m x 4.90m and 6.43m x 4.77m)

Adjoining the Sports Bar, with part flagstone floor, raised seating for around 30, pool tables and dartboard.

Skittle Alley (15.00m x 5.28m)

With wooden floor and two skittle alleys.

Lounge Bar (approx. 83 sq m)

Seating for around 50, with a long bar servery, large arched half-round windows and a coloured-glass Art Deco-style skylight. A vestibule leads to the outside seating.

Wash Up (4.36m x 2.13m)

Tiled walls, non-slip floor, stainless steel deep-bowl sink and drainer, and glasswasher.

Rear Entrance and WCs

Rear vestibule with quarry-tiled floor and spiral stone stairway to the first floor. Accessible WC.

BASEMENT

Vaulted Beer Cellar (3.95m x 3.14m)

Plus five further storerooms, the largest 8.09m x 5.52m and 5.63m x 5.32m.

FIRST FLOOR

Function Room (10.81m x 5.85m)

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

Customer WCs

Gents WC, and Ladies WC with tiled floor and walls and three cubicles.

Attic Store (12.13m x 5.28m)

Large store with exposed stone walls, above the skittle alley.

PRIVATE ACCOMMODATION

Owners' accommodation over the first and second floors with seven bedrooms, offering flexibility for family, staff or conversion to letting rooms (subject to consents).

FIRST FLOOR

Kitchen (3.35m x 3.35m)

Wall and floor units, stainless steel sink and plumbing for a washing machine. Separate WC.

Three Double Bedrooms

5.03m x 3.80m, 5.02m x 3.07m and 3.35m x 3.96m.

SECOND FLOOR

Four Bedrooms

4.74m x 3.80m, 3.99m x 4.14m, 3.99m x 3.20m and 4.89m x 2.71m.

Shower Room (3.2m x 3.3m)

Large corner shower, pedestal wash hand basin and WC.

OUTSIDE

Rear Garden

A large and popular lawned garden with patio, seating around 140, a large wall-mounted outdoor TV and barbecue area.

Side Gardens and Front Patio

Further patio areas seating around 10, 20 and 30, plus a further lawned area.

Detached Outbuilding

Single storey, with three separate spaces (7.4m x 5m, 5.9m x 6.4m and 7m x 3m) offering development potential.

Car Park

For around 80 cars to the side of the building.

THE BUSINESS

The Red Post has been run by our clients for the past 25 years and is offered for sale due to their retirement.

It trades as a very popular wet-led public house and is a well-known large venue for sporting events, showing Sky and TNT Sports.

Sales for the year ended September 2025 were £307,568 net of VAT, with a net profit of over £100,000 before depreciation, directors' wages and personal expenses. Our clients both work full time in the business, which keeps staff costs low.

A superb opportunity for a food operator. No food is currently served, so all of the current sales and profit come from wet trade. With extensive trading areas, gardens seating around 200 and parking for 80, there is huge scope to build a food business on top of the established wet sales. There is no commercial kitchen at present, so an incoming operator would need to install one (subject to planning and listed building consent).

Accounts are available to seriously interested parties on request to the agent.

OPPORTUNITIES

- **Food** – install a commercial kitchen (subject to consents) and add a food offer to the established wet trade, making full use of the space inside and out.
- **Letting rooms** – seven bedrooms upstairs, with scope to create letting rooms (subject to planning and listed building consent).
- **Residential development** – an initial planning report has been prepared for three two-bedroom houses on the car park. Planning permission has not yet been applied for.
- **Outbuildings** – a detached single-storey outhouse with three separate spaces.
- **Functions and events** – first floor function room, skittle alley and large gardens.

TENURE AND PROPERTY

Freehold. Grade II listed and detached, dating back to 1851, on a plot of approximately 0.6 acres.

BUSINESS RATES AND EPC

Rateable Value from 1 April 2026: £26,000. We are advised that rates currently payable are £3,750 per annum. Purchasers should confirm the current liability with Bath & North East Somerset Council.

EPC: certificate 8948-1958-5772-3897-0330 at find-energy-certificate.service.gov.uk.

VIEWING AND FURTHER INFORMATION

Please Call or WhatsApp: 0333 414 9999 (Monday–Friday 9am–5pm)

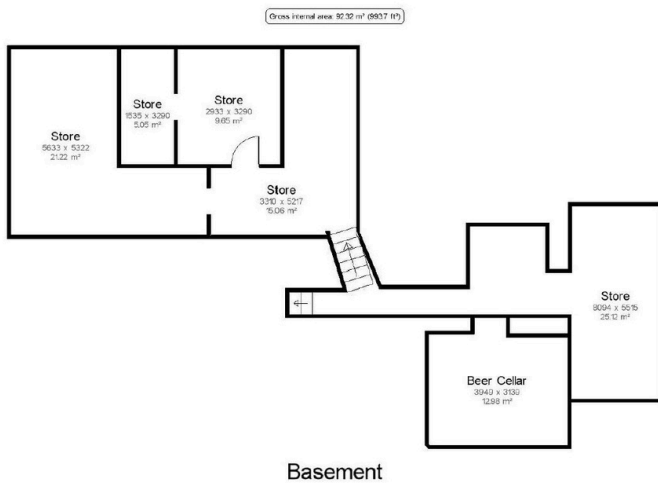
Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com | Website: www.sprosen.com

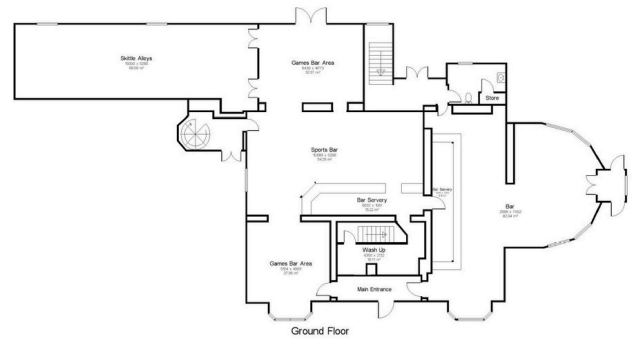
Strictly by appointment. Under no circumstances must any approach be made directly to the business.

FLOOR PLANS

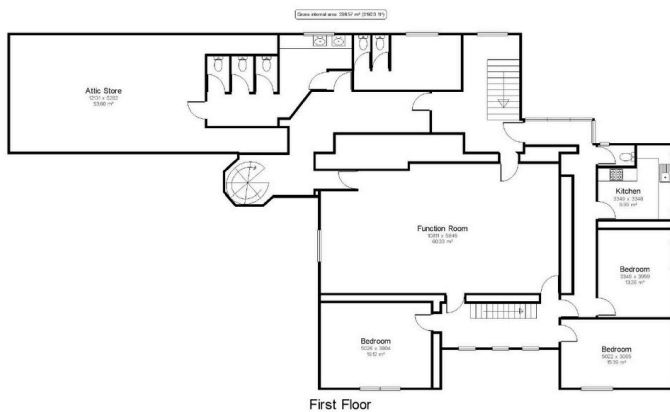
Basement



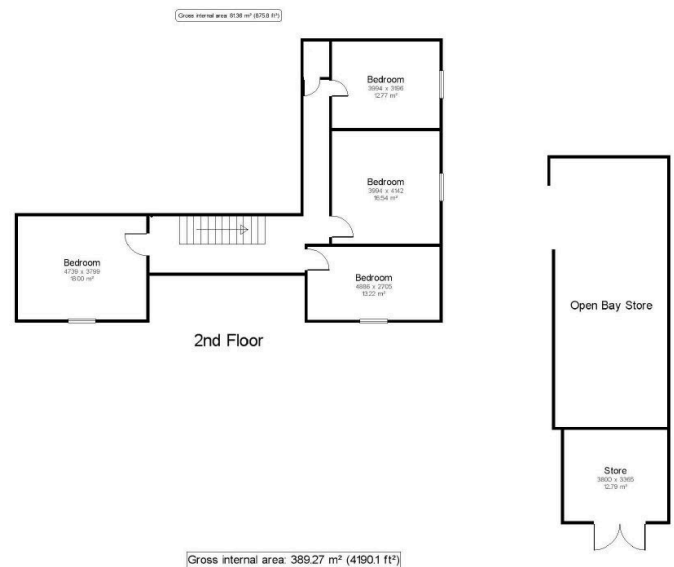
Ground Floor



First Floor



Second Floor & Outbuilding



Floor plans are for identification only and are not to scale.

Sprosen Grosvenor is the vendor's agent and gives notice that (1) These particulars do not constitute any part of an offer or contract (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried out 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.

PHOTO GALLERY



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