



REF: 820

The Star Inn

Bank Place, Pill, Somerset, BS20 0AQ

TAW / Tenancy
Ingoing £3,000



£3,000 is the minimum ingoing cost to take over this business, plus working capital. Annual rent £12,000. Inventory is to be purchased when on a substantive agreement.



FEATURES

- Cosy, one-bar split-level community pub in the heart of the historic riverside village of Pill, near Bristol
- New TAW/Tenancy available – three months' rent free, with stepped rent support for the right operator
- Part-tied agreement – free of tie for wines, spirits & non-postmix minerals
- Two separate seating areas for around 50, plus an external drinking area and beer garden
- Fitted commercial catering kitchen
- Established cask ale, pool and team games trade, with scope for live entertainment
- Owner's three-bedroom accommodation
- Recently refurbished throughout

LOCATION

The Star Inn is situated in a great location (on the cycle track) in the centre of the historic seafaring village of Pill, some five miles from the city of Bristol.

Lying on the banks of the River Avon, the village is mainly residential with a mix of terraced and detached housing, alongside new-build apartments. The pub is close to local amenities including the Co-op food store, pharmacy and post office.

The site trades predominantly as a community local and, with investment, should provide a good, home-produced food offer alongside regular events drawing trade from the surrounding residential area – a real ‘hub of the community’ from a drink with friends in the bar to watching live sport or entertainment.

THE BUSINESS PREMISES

Entrance Vestibule

Character features throughout, including quarry-tiled flooring at the entrance.

First Bar Area

10.4m x 5.6m. Stripped wooden flooring, exposed stone walls, fixed seating, half-panelled walls, a wood-burning stove and beamed ceilings. Seats around 30.

Customer Seating Area Around Bar

4.3m x 6.2m. Parquet-style floor, open fireplace and beamed ceilings. Seating for around 20.

Bar Servery

Non-slip flooring, back bar refrigerator and stainless steel glasswasher.

Ladies WC

Including two WCs.

Gents WC

Including three urinals and one WC.

Commercial Kitchen

3.5m x 4.7m. Non-slip flooring, part plastic and part stainless-steel clad walls. Fitted with a deep bowl sink unit, stainless steel hot cabinet, commercial hob and oven, griddle and overhead extraction fan.

Prep / Cold Room

2.9m x 3.6m. Non-slip flooring, stainless steel encased refrigerated work counter, two chest freezers and a deep bowl sink unit.

Store Area

Leads to the outside store, cellar and ground floor office.

PRIVATE ACCOMMODATION

Lounge

With a brick fireplace and inbuilt gas fire, plus a door for access outside.

Private Kitchen

Fitted kitchen units and a newly fitted gas boiler.

Bedroom 1

With fitted wardrobes.

Bedrooms 2 & 3

Two further bedrooms.

Shower Room

Walk-in double shower, low-level flush WC and fitted vanity basin.

OUTSIDE

Beer Garden & External Drinking Area

A private garden to the rear plus a small outside area to the front of the pub.

Patio Terrace

Steps to the rear lead to a patio terrace area, currently in need of upgrading.

Outside Store, Cellar & Office

The outside store leads to the cellar and a ground floor office, currently used for storage.

THE BUSINESS

We cannot warrant any trading figures nor can we provide detailed profit and loss accounts. However, we are advised that The Star Inn trades predominantly as a well-supported community local, with a loyal following from the surrounding residential area.

With investment there is good scope to develop a home-produced food offer and a regular calendar of events alongside the established cask ale, pool and team-games trade, to build a genuine 'hub of the community' operation.

Further detailed trading information can be provided to interested parties on request to the agent.

TENURE

The property is available on the basis of a new TAW (Tenancy at Will) agreement, initially, ahead of a full Tenancy. Length of tenure: 5 years (TAW initially).

Agreement type: Part-tied – free of tie for wines, spirits & non-postmix minerals.

Annual rent: £12,000. Ingoing costs: £3,000, plus working capital. Inventory is to be purchased when on a substantive agreement.

Three months' rent free, with stepped rent support available for the right operator.

VIEWING AND FURTHER INFORMATION

Please Call:

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

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com

