



Fleurets

Leisure Property Specialists



For details of HUNDREDS of properties FOR SALE or TO LET Nationwide visit [fleurets.com](https://www.fleurets.com)

The Portcullis Hotel

11 Horse Street, Chipping Sodbury,
Gloucestershire BS37 6DA

To Let

- **Free of tie lease**
- Circa 10 potential letting rooms
- Bar/restaurant & disused bar
- Character courtyard
- Centre of market town
- Incentives available, ie repair contributions, phased rent, rent free for fitting out

SOLE LETTING RIGHTS
REF: W-93359

VIEWING

Strictly by appointment only through Fleurets West & South Wales Office. An initial discreet viewing as a customer is highly recommended.

LOCATION

Chipping Sodbury is a market town in South Gloucestershire adjacent to the expanding suburb of Yate, the combined population of Yate and Chipping Sodbury being circa 27,000. It is easily accessible from Bristol, the M4 (J18) and surrounding villages.

The Portcullis Hotel is located at the end of the High Street in a very visible position close to all town centre facilities and on street parking.

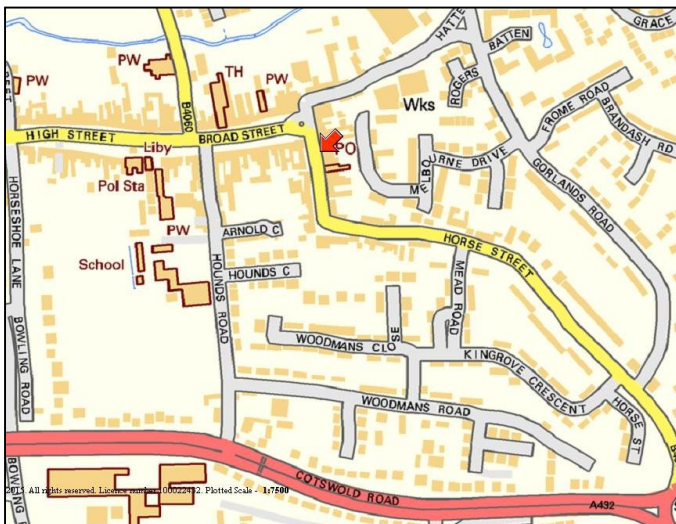
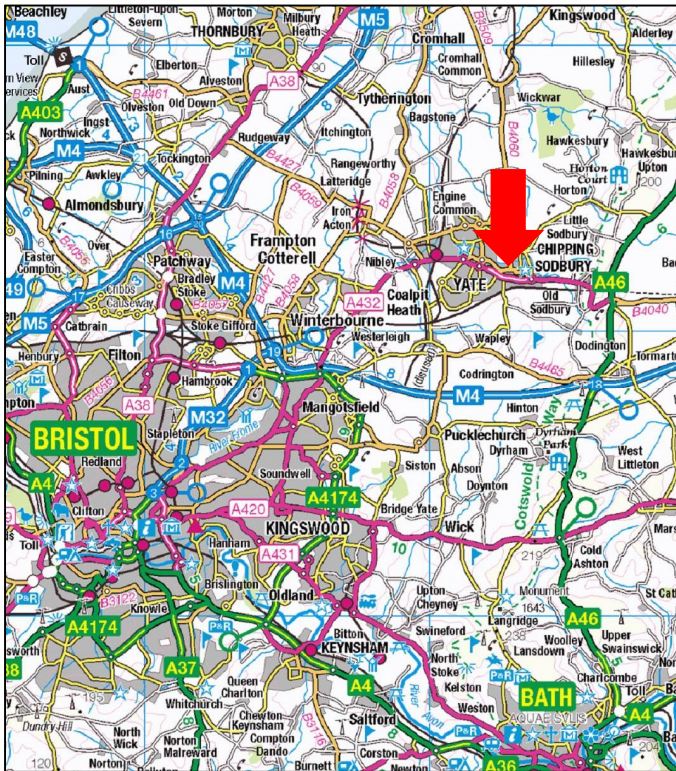
DESCRIPTION

The Portcullis Hotel is a substantial former coaching inn, constructed on ground, first and second floors around a courtyard, with stone elevations under various pitched tile roofs.

Internally the premises offer the opportunity to refurbish the various floors to provide comprehensive bar and restaurant facilities combined with en suite letting rooms and private accommodation.

We would recommend an inspection to fully appreciate the further potential of this well positioned coaching inn.

LOCATION PLANS



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 1000047722

TRADE

The premises are currently run under a temporary management agreement and were previously under lease, therefore no accounts are available.

Potential exists to develop a business with good margin income streams from the letting rooms, restaurant and bar.

No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

ACCOMMODATION

Ground Floor

Main entrance provides access to the BAR which is divided into various sections to provide seating areas, pool table area, booth seating adjacent to dance floor, which in turn links to a disused restaurant section. The main bar benefits from flagstone floors and access to the courtyard at the rear.

TOILETS: Ladies – 5 WCs, 4 wash hand basins

Disabled WC

Gents – 4 pods, WC & wash hand basin

KITCHEN – stainless steel sink unit, extractor system.

Surrounding the courtyard are various rooms including former BAR/FUNCTION ROOM, with ladies & gents toilets, BOILER ROOM, BEER STORE, 3 STORE ROOMS.

First Floor

At first floor there are 5 LETTING ROOMS, 3 of which are double with en suite shower room, 1 is a single with potential for being a double with en suite shower, plus 1 further single en suite.

STORAGE ROOMS.

In addition at first floor, part of the building is derelict and provides a further 5 ROOMS and a wash room/laundry, all of which require complete refurbishment but offer potential for further letting rooms (subject to obtaining the necessary consents).

Second Floor

3 BEDROOMS, SHOWER ROOM with shower, WC & wash hand basin.

External

Enclosed courtyard to the rear.

In addition there is rear access from a residential area.

BIN STORE area.

Small GARDEN.

There is potential to create parking spaces in the bin store area and small garden.



Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
 T 0117 923 8090 F 0117 923 8470
 E bristol@fleurets.com
fleurets.com - Our Reference: W-93359

Fleurets
 Leisure Property Specialists

NOTE

The majority of the trade inventory, fixtures and fittings belong to the current temporary tenant. The incoming tenant may need to purchase these along with stock and glassware by separate negotiation.

TENURE

A new free of tie lease is offered, terms to be negotiated. It is fully appreciated the premises require refurbishment and repair and incentives will be made available by way of repair contribution, rent free periods for fitting out and phased rents, the details of which will need to be discussed once business plans have been submitted.



LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday – Wednesday	6.00am – 12midnight
Thursday – Saturday	6.00am – 11.30pm
Sunday	10.00am – 12midnight

Performance of dance and live music and playing of recorded music.

Monday – Wednesday	11.00am – 12midnight
Thursday – Saturday	11.00am – 11.30pm
Sunday	12noon – 10.30pm

Late Night Refreshment:

Monday – Wednesday	11.00pm – 12midnight
Thursday – Saturday	11.00pm – 11.30pm
Sunday	11.00pm – 12midnight

BUSINESS RATES

The property is in an area administered by South Gloucestershire District Council and we are advised that the current Rateable Value is £12,700.

SERVICES

We are advised all mains services are connected.

PLANNING & DEVELOPMENT

The premises are Grade II Listed and within the Chipping Sodbury Conservation Area.

REQUIRED CAPITAL

The major costs will be the refurbishment of the premises and as stated above concessions and incentives are available. Rent and insurance are payable quarterly in advance. Further funds will be required to cover the Landlord's legal costs, lessee's legal costs, working capital and purchase of inventory, stock and glassware.

FURTHER INFORMATION

- i) The lessee will be responsible for a contribution of £1,250 toward the Landlord's reasonable legal costs.
- ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management Application Form and provide a Business Plan, Cashflow Forecast and evidence of funding prior to interview. To obtain an Application Form, contact Fleurets West & South Wales Office on 0117 923 8090 or email helen.southwood@fleurets.com



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
T 0117 923 8090 F 0117 923 8470
E bristol@fleurets.com
fleurets.com - Our Reference: W-93359

Fleurets
Leisure Property Specialists

Energy Performance Certificate

Non-Domestic Building

HM Government

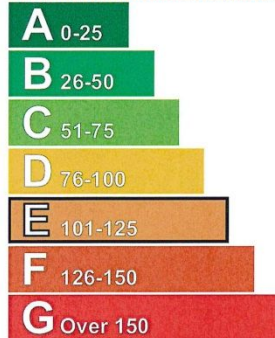
11, Horse Street
Chipping Sodbury
BRISTOL
BS37 6DA

Certificate Reference Number:
0104-9289-3530-1000-6103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

Net zero CO₂ emissions

◀ 111 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 893
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built
71 If typical of the existing stock



FURTHER INFORMATION

For further information please contact: Chris Irving at our Bristol office on 0117 923 8090 or email chris.irving@fleurets.com

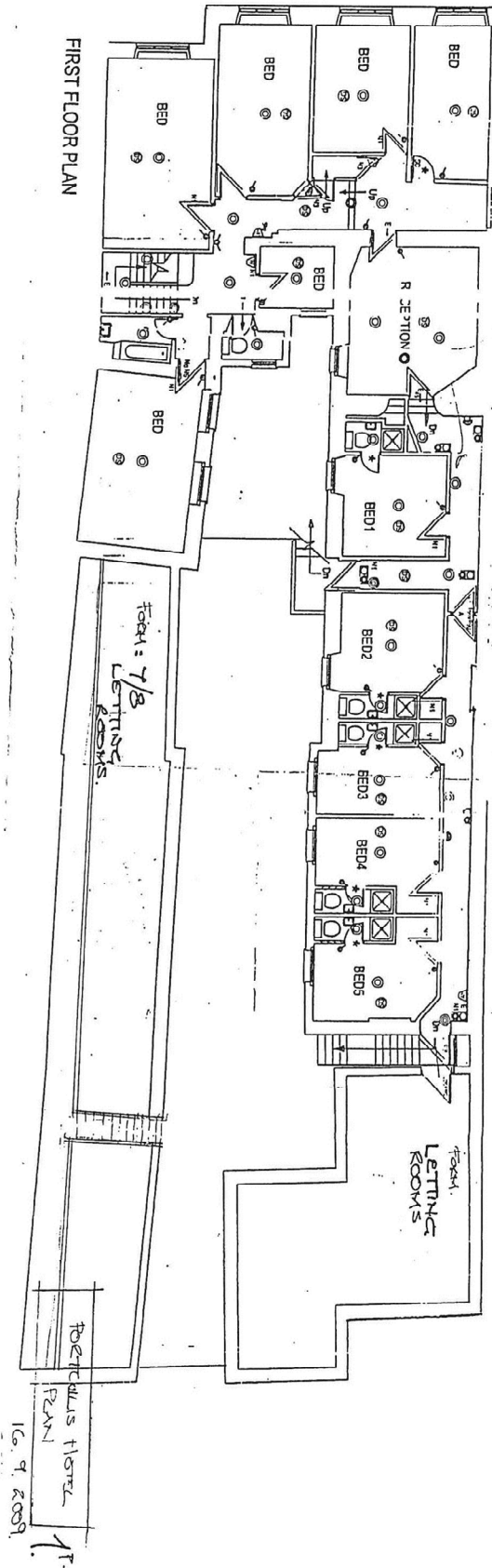
DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
T 0117 923 8090 F 0117 923 8470
E bristol@fleurets.com
fleurets.com - Our Reference: W-93359

Fleurets
Leisure Property Specialists

FIRST FLOOR PLAN



Left hand side
Existing
Bedrooms.

GROUND FLOOR PLAN

