



The Cross House

High Street, Doynton, Bristol, BS30 5TF

Tenure - Freehold Guide Price - £1.1m

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Floorplan





Summary

- Exceptionally presented and fully renovated public house
- Turnover in excess of £1.1 million
- Large site extending to 0.5 acres
- Further development potential
- 2 superb flats
- Large car park

Location

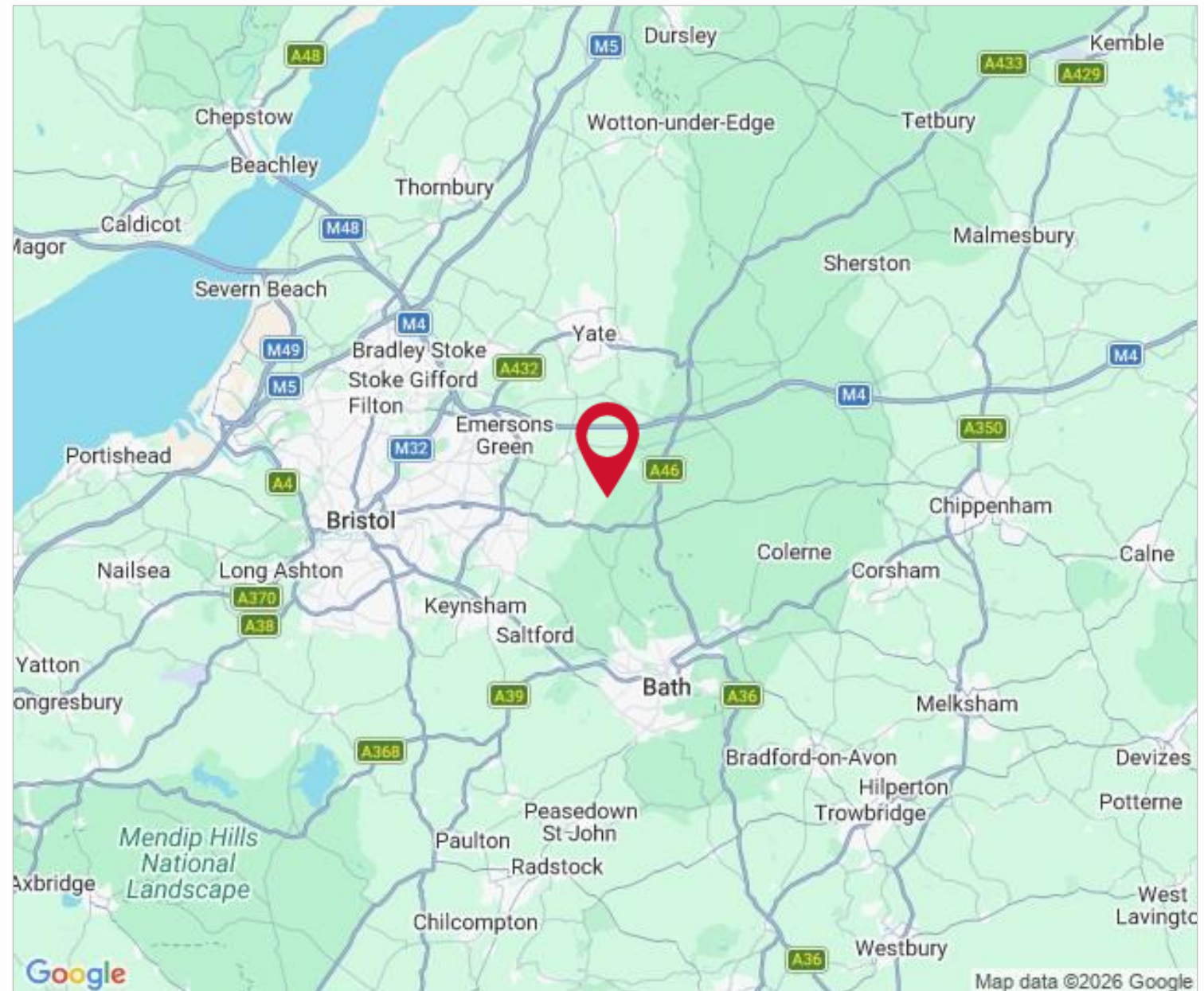
The Cross House is situated in the pretty village of Doynton, on the lower slopes of the Cotswolds. The village is equidistant between Bristol and Bath, both being approximately 9 miles distant. It has good accessibility to the M4, with junction 18 being approximately 4 miles to the north. The property is situated in the centre of the village.

Description

An attractive detached stone-built Grade II Listed public house, which has been recently fully refurbished and extended and is presented in excellent order.

The property occupies a large 0.5 acre site, with ample car parking and further development potential.

The public house is arranged over the ground floor of a stone building with residential accommodation above.



Site Area

The site extends to 0.203 ha (0.501 acres).

Trade

The property has been privately owned and operated for a number of years, with the current owners having fully renovated the property to an exceptional standard providing high quality accommodation. Turnover is in excess of £1.1 million and is broadly split 60/40 in favour of food.

This is an exceptional opportunity for an operator to take on an already successful business and build on its potential.

There are outbuildings in the grounds which subject to the necessary consents could provide letting accommodation.





Accommodation

Ground Floor

The trade areas are exceptionally presented with a large bar area leading through to a lounge area and an oak framed dining area with outstanding views.

There is a well-equipped trade kitchen, temperature-controlled beer store, various storage areas and customer toilets including accessible facilities.

First Floor

The first floor is arranged as two flats which have been equally renovated to a high standard.

Flat 1 comprises an open plan kitchen/living room, one double bedroom and shower room.

Flat 2 comprises two bedrooms, shower room and open plan kitchen/living area.

External

The property occupies a plot with substantial external trade areas and a large car park. There is a further stone-built outbuilding which, subject to the necessary consents, could provide further revenue streams, for example as letting bedrooms.

Tenure

We are advised that the property is held freehold.

Planning

Please note the property is Grade II Listed and situated within a Conservation Area.

Premises Licence

A premises licence prevails, the main activities being:

Sale of Alcohol, Recorded Music

Monday to Saturday	10:00 – 23:00
Sunday	12:00 – 22:30

Business Rates & Council Tax

The property is in an area administered by South Gloucestershire Council. Rateable Value £58,000 per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

Services

The property benefits from mains electricity, water and drainage, with heating supplied via LPG gas fired central heating.

EPC

The property has an EPC rating of D.



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.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance

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.

Viewing

Strictly by appointment through Fleurets West & South Wales office on 0117 923 8090 or Joint Agent David James on 01453 843720.









For further information please log onto **fleurets.com** or give Kevin a call.



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