



The Jubilee Inn

Main Road, Flax Bourton, Bristol, BS48 3QX

Tenure - Freehold

Guide Price - £675,000

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Summary

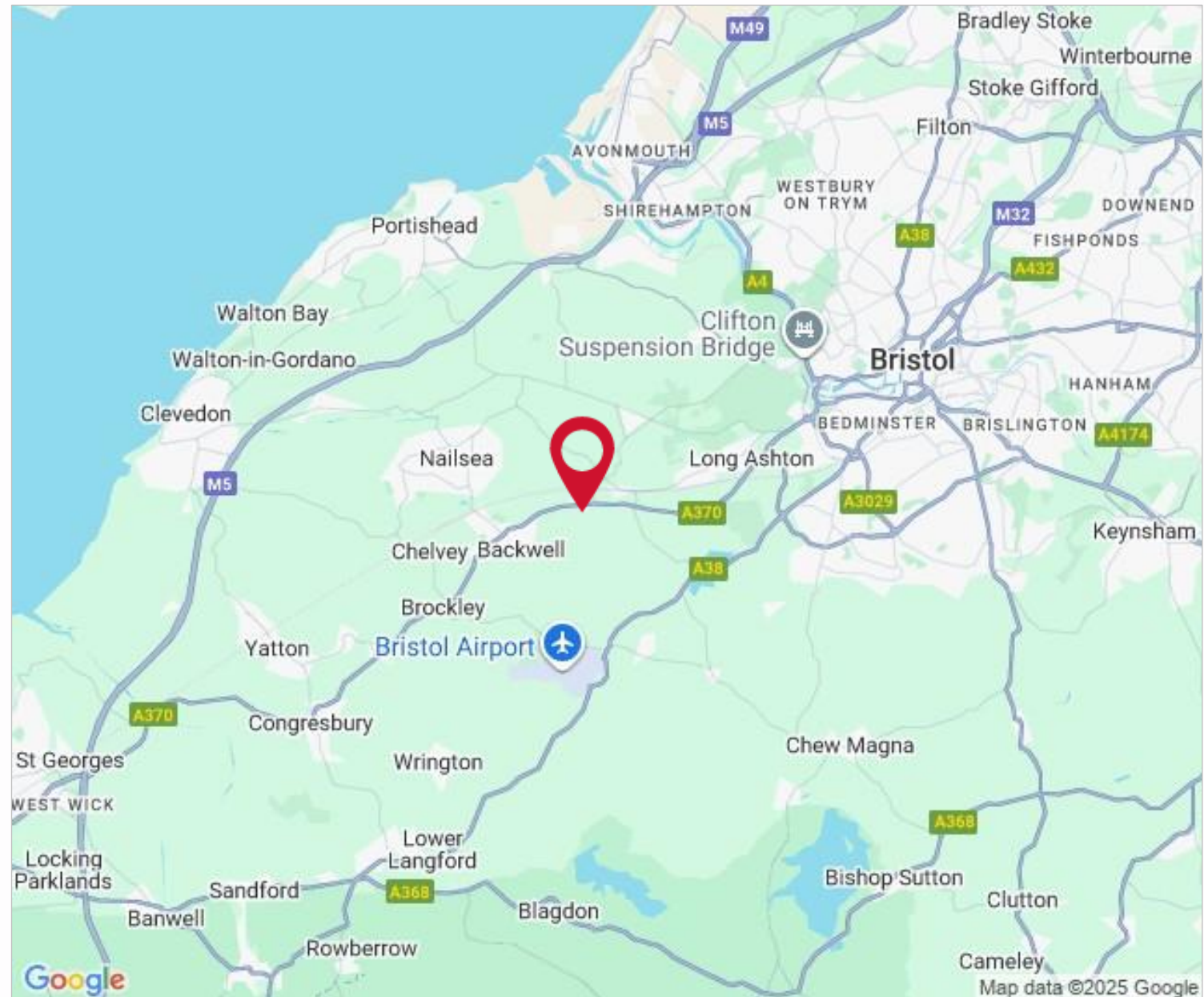
- Large freehold public house in affluent location
- 100 internal covers with many original features
- 150 external covers
- Large site extending to 0.35 hectares (0.85 acres)
- Extensive living quarters
- Close proximity to Bristol city centre, airport and M5 motorway

Location

The Jubilee Inn occupies a prominent main road position fronting the A370, a major arterial route connecting Bristol city centre and the M5 motorway network. The property is situated approximately five miles to the southwest of Bristol city centre, four miles north of Bristol International Airport and approximately 10 miles from junction 21 of the M5.

The property is located in the attractive village of Flax Bourton, one of many small settlements to the south and west of Bristol. This is an extremely popular area to live given its accessibility to Bristol, high quality schools and proximity to areas such as the Chew Valley and the national motorway network.

The property is situated at the eastern end of Flax Bourton, with high levels of passing trade due to its frontage to the A370.



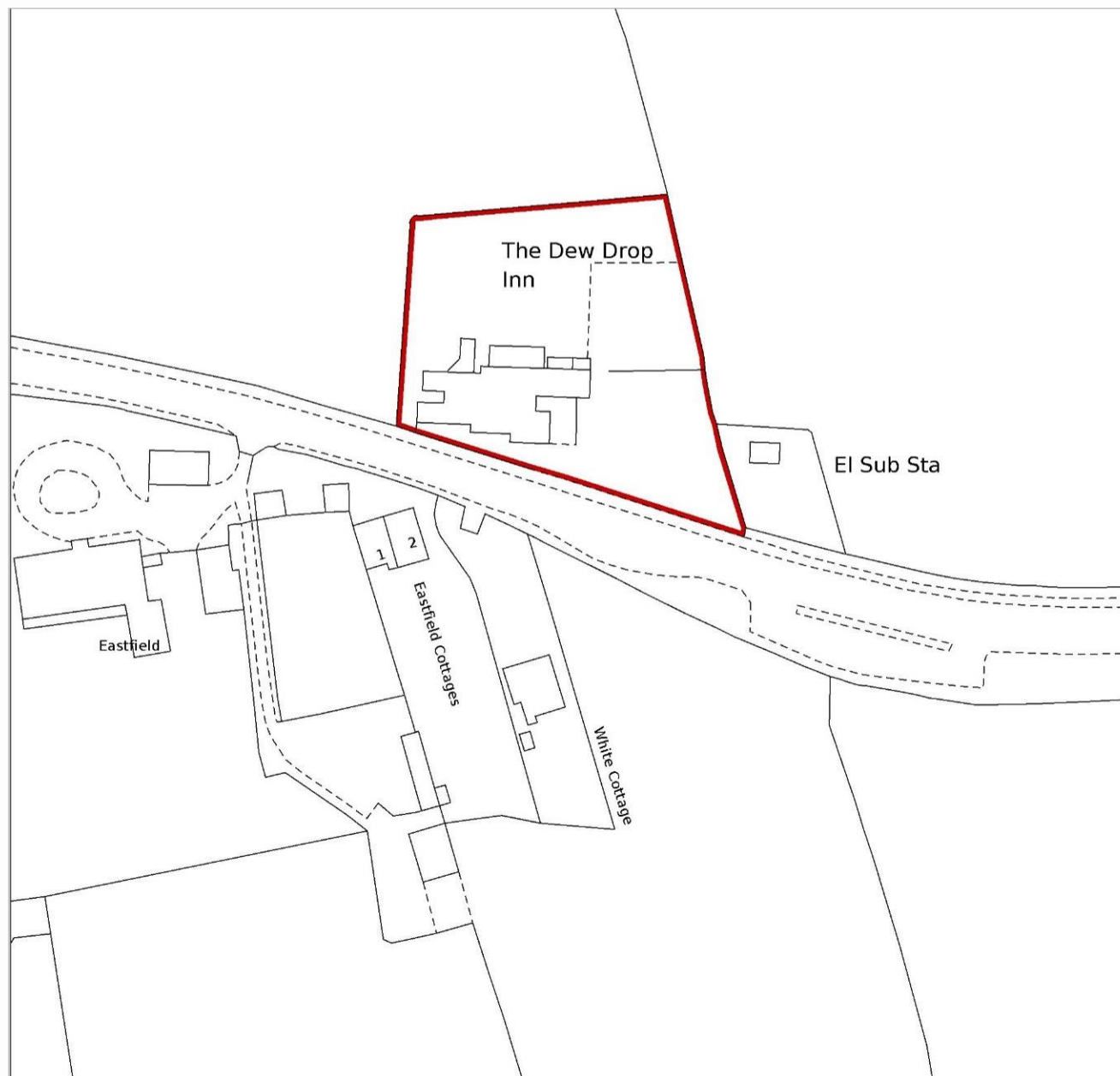
Description

An attractive, detached, stone built public house arranged primarily over two storeys with various extensions. The property is arranged to provide extensive trade areas at ground floor level, with living accommodation on the upper floor. There is an additional cottage, adjoining the pub, which is in need of repair and could potentially provide further accommodation.

The property occupies a large site providing car parking for approximately 50 vehicles and extensive external trade areas, which can accommodate up to 150 covers.

Site Area

The site extends to approximately 0.35 hectares (0.85 acres).



Accommodation

Ground Floor

Customer access is via the car park elevation providing entry to a lobby area linking through to the main trade areas. The ground floor is configured to provide various interconnecting trade areas, that can comfortably accommodate 100 covers. There is a central bar servery and the trade areas benefit from many original features, including beamed ceilings, flagstone floors and stone-built fireplaces. The trading accommodation is arranged to provide formal dining plus more casual seating and bar areas.

The remainder of the ground floor provides customer toilets, with accessible and baby change facilities. There is also a large trade kitchen with full extraction and separate wash-up area plus access to a rear yard and access for deliveries. There is a temperature-controlled beer store at ground floor level with access for deliveries. Additionally, there is a manager's office.

First Floor

The first floor is currently arranged as manager's accommodation briefly comprising four bedrooms, lounge, kitchen and bathroom. This does offer the potential for letting bedrooms subject to the necessary consents.

Cottage

Adjoining the main public house is a former cottage which is in need of renovation and currently accommodates a plant room for the pub. The cottage is arranged as a lounge and former kitchen at ground floor and two bedrooms at first floor, one of which is en suite.

External

The property occupies a large 0.85 acre site arranged to provide car parking for approximately 50 vehicles and extensive trade areas in the form of various patio areas and covered seating areas, plus a large garden. 150 covers can be accommodated in the external areas.

Tenure

We are advised that the property is held freehold.

The guide price is £675,000.

Planning

Please note the property is neither Listed nor situated within a Conservation Area.

Development

Subject to the necessary consents, the property offers significant development potential, in the form of the addition of letting bedrooms, or the potential for alternative uses, given the large site.

Please note the property is in need of refurbishment.

Premises Licence

A premises licence prevails, the main activities being:

Sale of Alcohol

Monday to Saturday	10:00am until 12:00am
Sunday	12:00pm until 23:30pm

Business Rates & Council Tax

The property is in an area administered by North Somerset Council. The 2023 Rateable Value has been assessed at £13,750. The domestic accommodation is within band A for council tax purposes.



EPC

The property has an EPC Rating of C.

Services

We are advised that the property is connected to mains water and electricity, plus LPG Gas.

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.

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