



The Bear Inn

Ref: 3451511

66 Walliscote Road, Weston-super-Mare, BS23 1ED

Freehold: £625,000

BEST & FINAL BIDS - FRIDAY 14th APRIL

Close to the seafront

Investment opportunity producing £62,400pa

By order of the LPA Receivers

Trading as a public house with 23 rooms

One bedroom managers flat, Energy Rating C



Location

The Bear occupies a prominent corner position fronting onto Walliscote Road close to Weston-super-Mare town centre and the sea front.

Weston-super-Mare is a renowned seaside resort offering a wide range of attractions making it a popular destination for tourists and has become an all year-round destination as the town has grown considerably over recent years with a population of over 25,000.

It is within four miles of Junction 21 of the M5 motorway, whilst the city of Bristol is within 19 miles. Additionally, the town benefits from mainline railway connections.

Description

Christie & Co, acting on behalf of James Liddiment and Paul Greenhalgh of Kroll Advisory Ltd c/o Honeylark Ltd to sell The Bear, Weston-super-Mare

The Bear is a prominent and attractive building of brick construction with later single-story extensions to the rear of the property. Currently trading as a ground floor public house and with 23 letting rooms arranged over the ground and first floors.

The investment is being sold, currently producing £62,400 per annum. The current business is unaffected.

Website: <https://www.thebearinnweston.co.uk/>

Internal Details

The property briefly comprises a ground floor bar area, pool room, skittle alley, kitchen, stores, WC's and four en-suite bedrooms.

Arranged over the first floor are 19 en-suite bedrooms.

Total Approximate Gross Internal Area 9,289 sq ft (863 sq m).

Trading Hours

13:00pm - 11:30pm Monday - Thursday
12:00pm - 12:00am Friday - Saturday
12:00pm - 11:00pm Sunday



Lease Terms

Commencement	14 March 2018
Tenant	Private Individual
Length	10 years
Rent Reviews	3 yearly
Rent	£62,400
Landlord & Tenant Act 1954	Lease within the L&T Act 1954

Use Classes

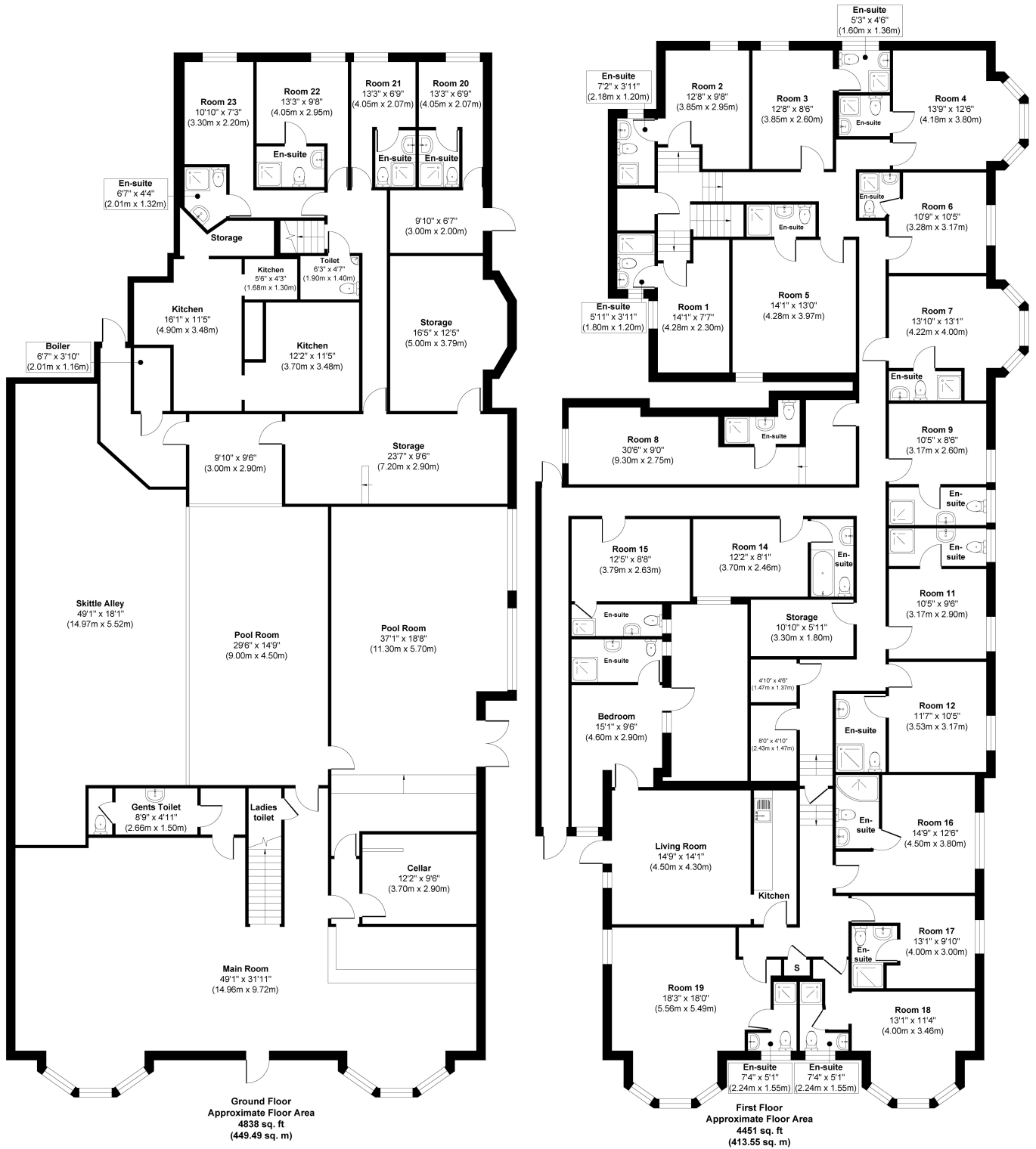
Discription	Class	No of properties
Self Contained flat	C3	2
Boarding / Guest House / Bed and Breakfast/ Youth Hostel	C1	1

Business Rates

The rateable value is £15,750 from April 2023.



BS23 Bear Inn, Walliscote Road, Weston-super-mare



Approx. Gross Internal Floor Area 9289 sq. ft / 863.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale



Best & Final Bids

We are seeking freehold offers, subject to contract on Friday 14 April 2023.

We request that all offers are submitted in writing by e-mail and received no later than 12.00 (midday) on this date.

Your offer should include the following detailed information:

1. Your best offer, subject to contract for the property.
2. A summary of any conditions attached to your offer.
3. Full written confirmation of the debt profile of your offer and the debt provider (if applicable).
4. Clear evidence of your cash funds, if the offer does not involve third party funding.
5. A summary of your due diligence to date and/or a list of due diligence to be undertaken to reach a point to exchange of contracts.
6. The proposed timetable for an unconditional exchange of contracts and preferred completion date.
7. Full details of your professional team including legal, financial and property advisors.

The seller reserves the right, at its sole discretion, at any time, to modify the procedures outlined above, to reject any proposals and to terminate any negotiations and discussions for any reason. It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Richard Wood

Regional Director (South) – Pubs & Restaurants

M: +44 7778 880 583

E: richard.wood@christie.com

Winchester

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. October 2023