Darlington Arms

Redhill
Bristol
BS40 5TE

Freehold: £550,000

Ref: 3451557

CHRISTIE & CO

christie.com

Regulated by RICS

KEY HIGHLIGHTS

- Bristol Airport circa 2 miles away
- 7 high quality rooms
- Countryside location on A road from Bristol
- Net Pub Sales YE 31.05.23 C. £235,416
- Revenue from rooms YE 30.06.24 C. £160,000
- Car Park & Outside Terrace. EPC C

DESCRIPTION

The Darlington Arms is a detached two storey stone built period building, with a tiled roof.

The outside trade terrace is found at the rear of the property, and there is parking for around 20 cars to the front and side of the building.

The ground floor trade area has a single bar counter and can seat around 65 people. The commercial kitchen, storage room and customer toilets are also on the ground floor.

The first floor and the attic space are occupied by 7 high quality boutique letting rooms.

The ground floor of the adjacent outbuilding has been converted into a bedroom with en-suite and is currently used by staff.

LOCATION

The Darlington Arms is in Redhill, a small village situated in an elevated position in the North Somerset countryside.

It occupies a dominant roadside location on the A38, a busy trunk road linking the City of Bristol with Bristol Airport, the Mendip Hills and beyond onto the Somerset Levels and Devon and Cornwall.

As well as the the Mendip Hills, there are many other countryside attractions including the Chew Valley and its lakes, which bring walkers, cyclists, fisherman and other outdoor enthusiasts to the surrounding area.

Mendip Activity Centre is a 10 minute drive away and offers dry slope skiing and snowboarding, and the rooms at the pub are also popular with guests attending events at one of the many wedding venues in the area or using nearby Bristol Airport.

Bristol Airport C. 2 miles | Mendip Hills C. 4 miles | Nailsea & Backwell Train Station C. 6 miles | Bristol C. 10 miles | M5 (J22) C. 10 miles | Chew Valley Lake C. 10.5 miles

what3words///townhouse.install.protester

INTERNAL DETAILS

Ground Floor:

- Trade areas for circa 65 covers
- Bar counter
- Commercial kitchen
- Customer toilets
- Storage room

EXTERNAL DETAILS

- Car parking to the side and front for circa 20 cars
- Beer garden/terrace for circa 50 customers
- Further parking along the village road

REGULATORY

Premises Licence

LETTING ACCOMMODATION

Seven letting rooms comprising:

Bedroom 1 - King en-suite shower and freestanding bath
Bedroom 2 - Double en-suite
Bedroom 3 - Double en-suite
Bedroom 4 - Double en-suite
Bedroom 5 - Double with private bathroom
Bedroom 6 - Double en-suite
Bedroom 7 - Double with private bathroom

BUSINESS RATES

Details regarding the rates payable should be sought direct from the local authority.

OWNER'S ACCOMMODATION

The ground floor of the outbuilding has been converted into a large bedroom with en-suite shower and is currently used by staff.

FIXTURES & FITTINGS

Our clients advise that all fixtures and fittings are included in the sale.

TENURE

The property is being sold freehold.

STAFF

Information regarding staff with be provided in due course.

TRADING INFORMATION

- Net Pub Sales year ending 31.05.23 C. £235,416
- Revenue from rooms year ending 30.06.24 C. £160,000

Gas Supply	LPG
Sewage	Septic Tank
Electricity & Water	Mains

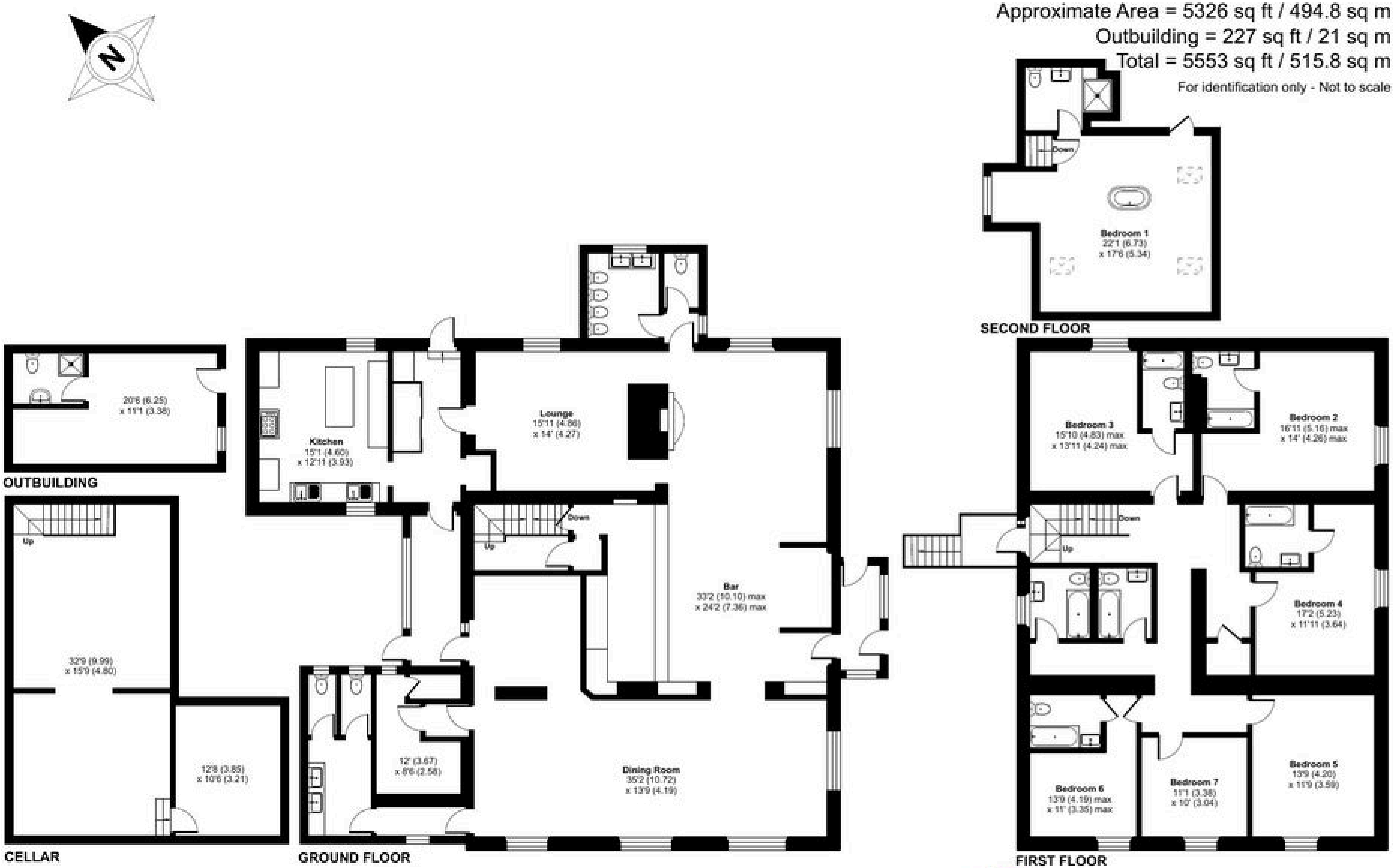
TRADING HOURS

The current trading hours are:

Monday 2–11 pm
Tuesday 2–11 pm
Wednesday 2–11 pm
Thursday 12–11 pm
Friday 12–11 pm
Saturday 12–11 pm
Sunday 12–8 pm

Redhill, Bristol, BS4

Approximate Area = 5326 sq ft / 494.8 sq m
Outbuilding = 227 sq ft / 21 sq m
Total = 5553 sq ft / 515.8 sq m
For identification only - Not to scale



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

CHRISTIE INSURANCE
Part of the Christie Group

CONTACT

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

GRAEME CLIFFORD
Business Agent
T: +447546 698 681
E: graeme.clifford@christie.com

CHRISTIE & CO