



Winford Arms

*Bridgwater Road
Bristol
BS41 8JP*

*Leasehold: Nil Premium
Annual Rent: £60,000*

Ref: 3451554

KEY HIGHLIGHTS

- Prominent location on busy A38
- Countryside location on the edge of Bristol
- Destination food venue with c.100 seats
- Large outside area with views c.150 seats
- Attracts local and tourist trade
- Car park. EPC C



DESCRIPTION

Originally constructed in 1834 and converted to a pub in 1856, the Winford Arms is a part rendered building with a tiled roof.

A large trading space occupies the ground floor with circa 100 covers and whilst open plan, it is flexible enough to accommodate small private dining groups and events without jeopardising regular trade.

A single bar counter serves the trade area and the well-equipped kitchen is also on the ground floor with full extraction, walk-in freezer room, wash-up area and dry store.

Externally, there is a large car park and an extensive trade garden with views over the nearby countryside.

INTERNAL DETAILS

- Open plan trading space c.100 covers
- Bar counter
- Commercial kitchen
- Walk in freezer
- Wash up area
- Dry store

EXTERNAL DETAILS

- Paved patio area
- Large lawned garden
- External covers total c.150
- Car park c. 70 cars

LOCATION

This prominent roadside pub on the busy A38 is a well known local landmark, with a strong association with good food.

Although situated in the countryside, the Winford Arms is only just over five miles from central Bristol and approximately two miles from some of the city's most densely populated suburbs.

Bristol Airport is under four miles away and the Mendip Hills, an Area of Outstanding Natural Beauty, are situated eight miles to the southwest. Popular attractions such as Blagdon and Chew Valley fishing lakes, Wookey Hole Caves and Cheddar Gorge are also within easy reach.

Bristol centre c. 5 miles | Bristol Airport c. 4 miles | Cheddar Gorge c.14 miles | Wookey Hole Caves c.16 miles

what3words///clock.jokes.unless

OWNER'S ACCOMMODATION

Situated on the first floor and comprising:

- Living room
- Double bedroom
- Shower room
- Office

TENURE

The owners are selling the remaining 7 years of a 30-year Unique Pub Company FRI lease granted in 2002.

The freeholders are the Stonegate Pub Company and there is a drinks tie for beers.

Wines, spirits and minerals are free of any drinks tie.

FIXTURES & FITTINGS

Our client advises that all fixtures and fittings are included in the sale.

STAFF

A staff list will be made available to interested applicants in due course.

BUSINESS RATES

Rateable Value effective from 1st April 2026: £40,750

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.



TRADING HOURS

The current trading hours are:

- Monday 12.00 – 10.00 pm
- Tuesday 12.00 – 10.00 pm
- Wednesday 12.00 – 10.00 pm
- Thursday 12.00 – 10.00 pm
- Friday 12.00 – 10.00 pm
- Saturday 12.00 – 11.00 pm
- Sunday 12.00 – 9.00 pm





TRADING INFORMATION

Financial information will be made available to interested applicants on request.

REGULATORY

Premises Licence



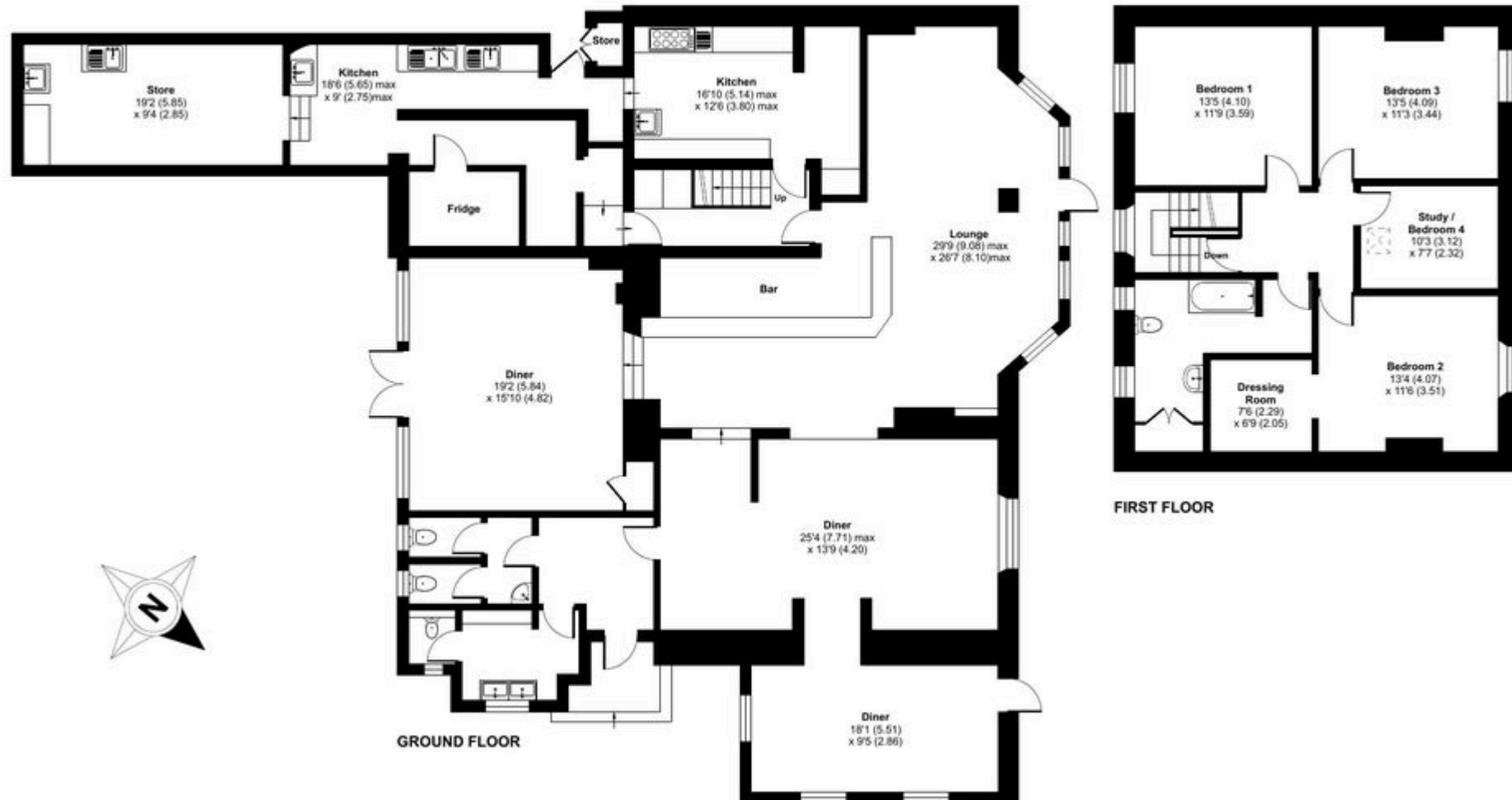
Bridgwater Road, Dundry, Bristol, BS41

Approximate Area = 3352 sq ft / 311.4 sq m

Outbuilding = 6 sq ft / 0.5 sq m

Total = 3358 sq ft / 311.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1233819



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CONTACT

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CONTACT

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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.

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CONTACT

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



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