



The Jolly Sailor

*High Street Hanham
Bristol
BS15 3DQ*

*Leasehold: £150,000
Annual Rent: £60,000*

Ref: 3451579

KEY HIGHLIGHTS

- Prominent high street position
- Large open plan trading space
- Enclosed beer terrace
- First floor trading area with bar
- GIA - 435.5 SqM/4,688 SqFt
- Trade kitchen. EPC C

LOCATION

Located just four miles from Bristol Temple Meads and within easy reach of Bath and the M4, Hanham is a popular and well-connected suburb on the eastern edge of the city. The area offers a strong blend of convenience, character, and community appeal.

The Jolly Sailor sits in a prime position on Hanham High Street, surrounded by established neighbourhoods and a healthy mix of national retailers and independent businesses. Several local parks and green spaces are within walking distance, providing attractive outdoor areas for families, dog walkers and community events. Nearby churches, sports clubs and community centres add to the friendly and well-supported local atmosphere.

Hanham benefits from a stable residential population and a strong demographic profile, with a high proportion of long-term homeowners and a well-engaged community. These qualities, alongside its accessible location and appealing surroundings, make the area an excellent setting for a thriving hospitality business.





DESCRIPTION

The Jolly Sailor is a two-storey semi-detached public house constructed in 1899. Built in local brick with Bath-stone dressings and topped with a pitched tiled roof, the building is attractive and traditional appearance, but is not listed or in a conservation area.

The main open plan trading area is on the ground floor, with a centrally positioned bar and mixed seating and tables. The trade kitchen, beer cellar and supporting storage spaces are also on this level.

There is an additional trading space/function room with bar to the first floor where the customer WCs, a staff room and a manager's office are also situated.

To the rear, there is an enclosed outside trading terrace.

INTERNAL DETAILS

Ground Floor

- Trading Area
- Bar counter
- Trade kitchen
- Beer cellar
- Storage

First Floor

- Trading Area/Function Room
- Staff room
- Office
- Customer WCs

THE OPPORTUNITY

The Jolly Sailor presents an excellent opportunity for an incoming operator to acquire a substantial, well-established public house in a strong suburban trading location.

Positioned on Hanham High Street, there is steady footfall and large local residential customer base.

The property offers generous internal trading areas across two floors, supported by two bar serveries, a commercial kitchen and a range of operational facilities.

Externally, there is large terrace which provides valuable additional trade space, during warmer months, plus seating to the front.

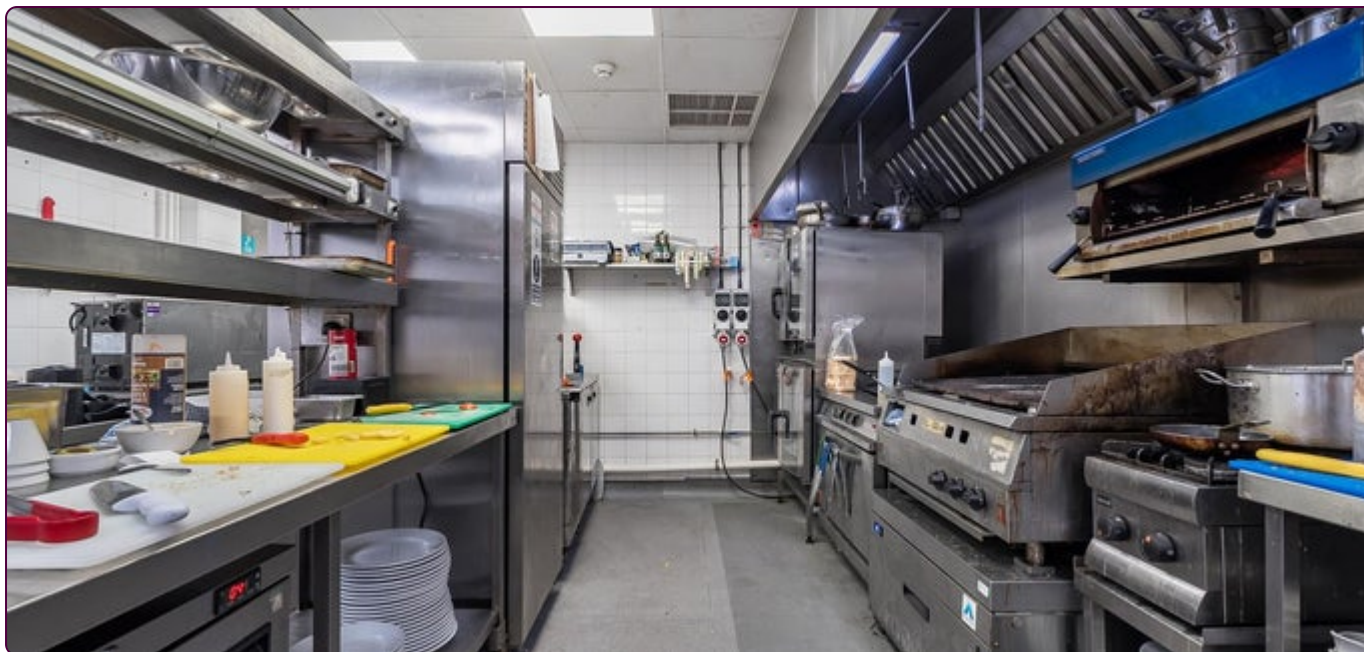
With its attractive period building, strong local demographics and accessible location, the Jolly Sailor is suited to a range of operating models and a new buyer has the opportunity to revitalise the business by enhancing the food and drink offer.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the sale and we are advised they are free from loan, lease and hire purchase agreements.

This is with the exception of the coffee machine and a few other minor items which will be listed in due course.





TRADING HOURS

The current trading hours are:

Monday-Thursday: 10.00am to 11.00pm

Friday-Saturday: 10.00am to 12.00am

Sunday: 10.00am to 10.30pm

TENURE

Leasehold

Lease start date: 22/07/2024

Lease Length: 20 years

Rent: £60,000

STAFF

A full staff list will be made available in due course.

BUSINESS RATES

Rateable Value effective from 1st April 2023: £47,500.

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

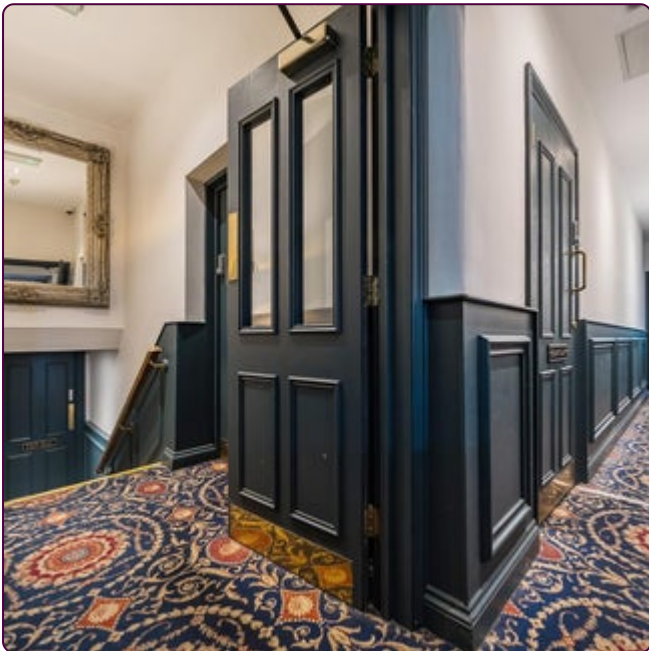
REGULATORY

Premises Licence.

EXTERNAL DETAILS

Enclosed beer terrace to the rear of the property and external seating to the front.





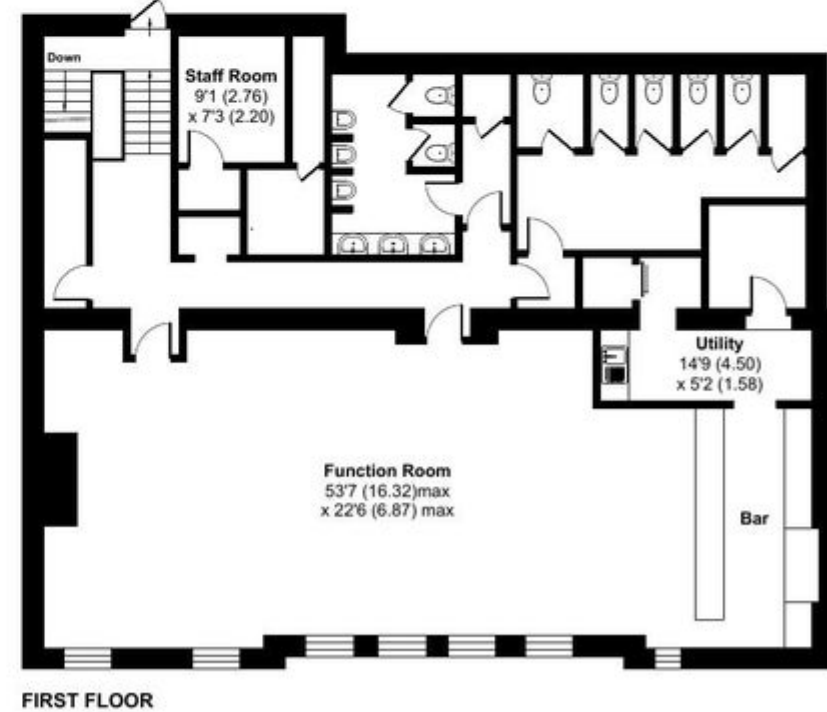
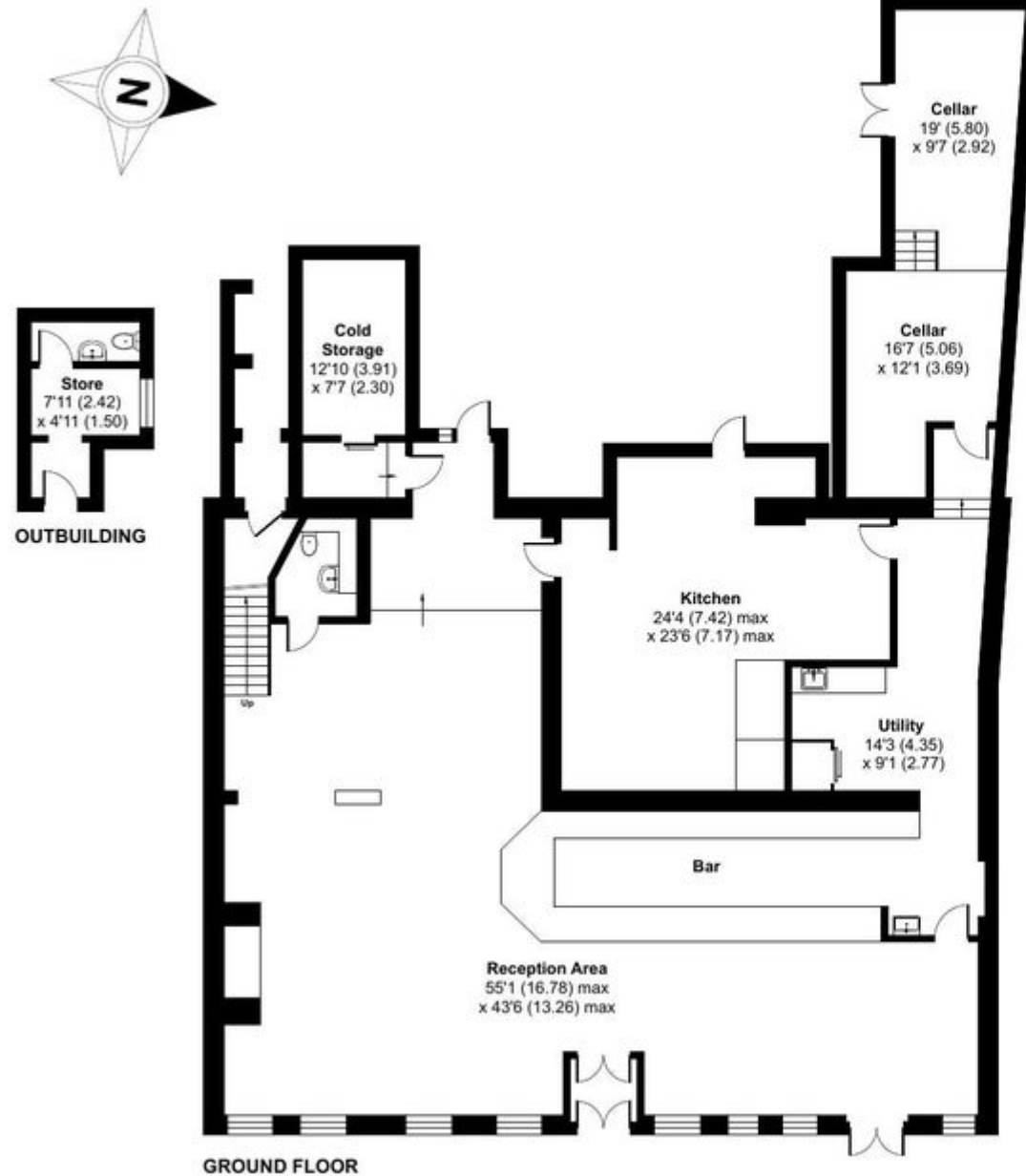
High Street, Bristol , BS15

Approximate Area = 5181 sq ft / 481.3 sq m

Outbuilding = 86 sq ft / 8 sq m

Total = 5267 sq ft / 489.3 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

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CONTACT

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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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CONDITIONS OF SALE

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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.

