



Lansdown

- Free of tie lease
- Desirable location in Clifton Village
- T/O Y/E 30/11/2024 £635,576
- Excellent external trading areas
- Impressive private accommodation
- Energy Rating C

8 Clifton Road, Bristol, BS8 1AF

Leasehold: £120,000

Annual Rent: £97,000

Ref: 3451581

LOCATION

The Lansdown Public House occupies on Clifton Road, just a short stroll from the heart of Clifton Village, one of vibrant Bristol's most desirable and architecturally distinguished neighbourhoods. The pub sits among elegant Georgian streets and benefits from an affluent residential catchment made up of professionals, long-term residents and high-quality rental properties.

Clifton Village is a major draw for both locals and visitors, known for its boutique shops, cafés, independent restaurants and vibrant atmosphere. The area is also close to many of Bristol's most iconic landmarks, including the Clifton Suspension Bridge, the Clifton Observatory, the Lido and the attractive open parkland of The Downs, making it a popular destination throughout the year.

With its blend of historic character, strong local demographic, and proximity to major attractions and transport links, The Lansdown represents an exceptional trading opportunity in one of Bristol's most sought-after and high-value locations.

Transport connectivity is good with Clifton Down Railway Station located approximately 1.2 km from the premises, providing rail services across the city and to mainline stations. Local bus routes, including services operating within 200 metres, link the area with Bristol city centre and surrounding districts. Major roads are accessible with the A4018 leading north toward the M5 motorway, and the A4 Portway, providing access to the wider region.





DESCRIPTION

The Lansdown Public House is a Grade II Listed building and dates from the mid to late 18th Century. The property stands over three storeys, with an additional basement and attic level. The building is constructed primarily from limestone blocks with render and with a pantile roof.

The Lansdown facilities comprise a lower ground floor cellar and storage area, a bar and main trading area and commercial kitchen to the ground floor and a first floor bar/function room with its own bar and access to the external raised terrace and the large heated and covered courtyard garden.

The spacious and well presented private accommodation occupies the upper floors of the building and comprises a kitchen, dining room, living room, shower room, bathroom and three bedrooms.

INTERNAL DETAILS

Lower Ground Floor

- Beer cellar
- Storage

Ground Floor

- Bar Counter
- Trading area
- Commercial kitchen
- Customer WCs

First Floor

- Bar Counter
- Function room/trade area

EXTERNAL DETAILS

The Lansdown has a fully enclosed courtyard garden incorporating a built-in stage and a big screen. This area is covered and heated during the colder months and is a popular trading space all year round.

From the courtyard, an external staircase rises to an elevated decked terrace. This upper level provides additional seating and creates a separate outdoor space that can be linked to the first floor function room for private events.

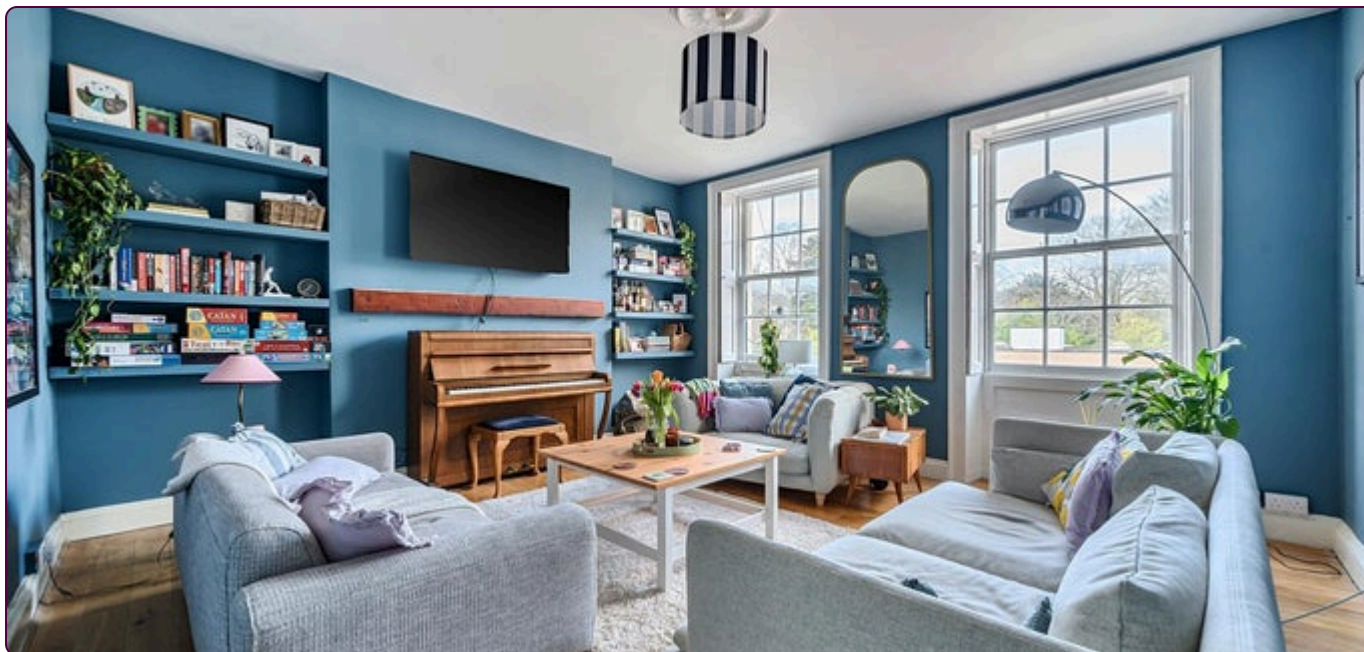
THE OPPORTUNITY

The Lansdown is an iconic Bristol pub, offering a strong opportunity for a new operator to grow and develop an already well regarded business in one of the city's most affluent and desirable areas.

The attractive building offers flexible space across several floors, which will allow for function events to run alongside day to day trading. One of the major advantages is the extensive outdoor area, which includes a large enclosed courtyard garden with stage and big screen which is used all year round.

With its mix of indoor and outdoor areas and established facilities, the property gives an operator the chance to broaden the offer, make better use of the building and strengthen the revenue streams.





OWNER'S ACCOMMODATION

- Sitting room
- 3 bedrooms
- Dining room
- Kitchen
- Living room
- Shower room
- Bathroom

TRADING INFORMATION

Year Ended	Net T/O
30/11/2024	£635,576
30/11/2023	£665,168
30/11/2022	£505,801

TENURE

The property is being sold leasehold:

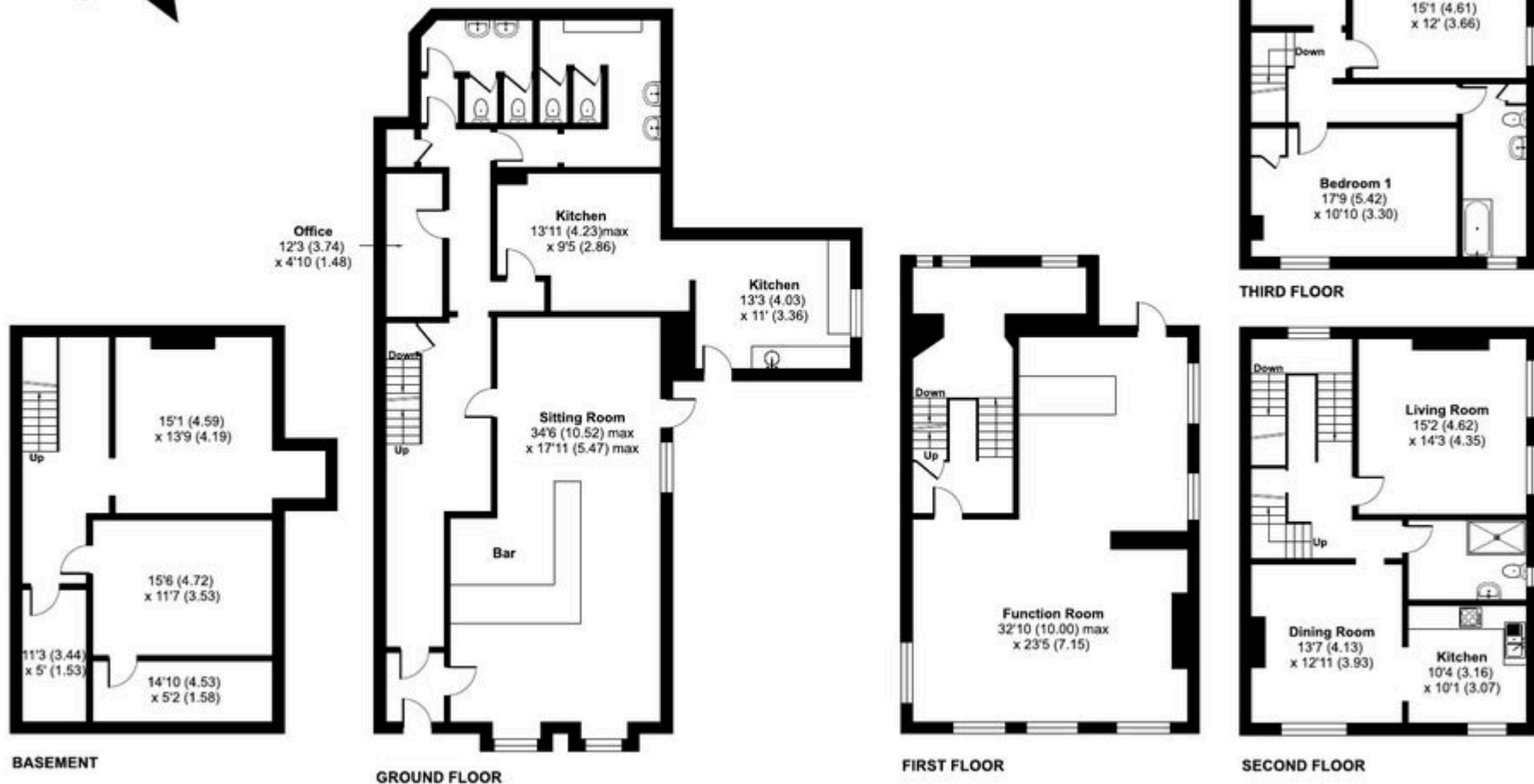
- Lease start date: 12/10/2018
- Lease length: 20 Years
- Current rent: £97,434.90 per annum



Clifton Road, Bristol , BS8

Approximate Area = 4576 sq ft / 425.1 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 2026. Produced for Christie Owen & Davies Plc. REF: 1418976



FIXTURES & FITTINGS

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

STAFF

A staff list will be provided in due course.

TRADING HOURS

The current trading hours are:

Monday 4 pm –10pm

Tuesday 4 pm –11 pm

Wednesday 4 pm –11 pm

Thursday 4 pm –11 pm

Friday 12 pm–12am

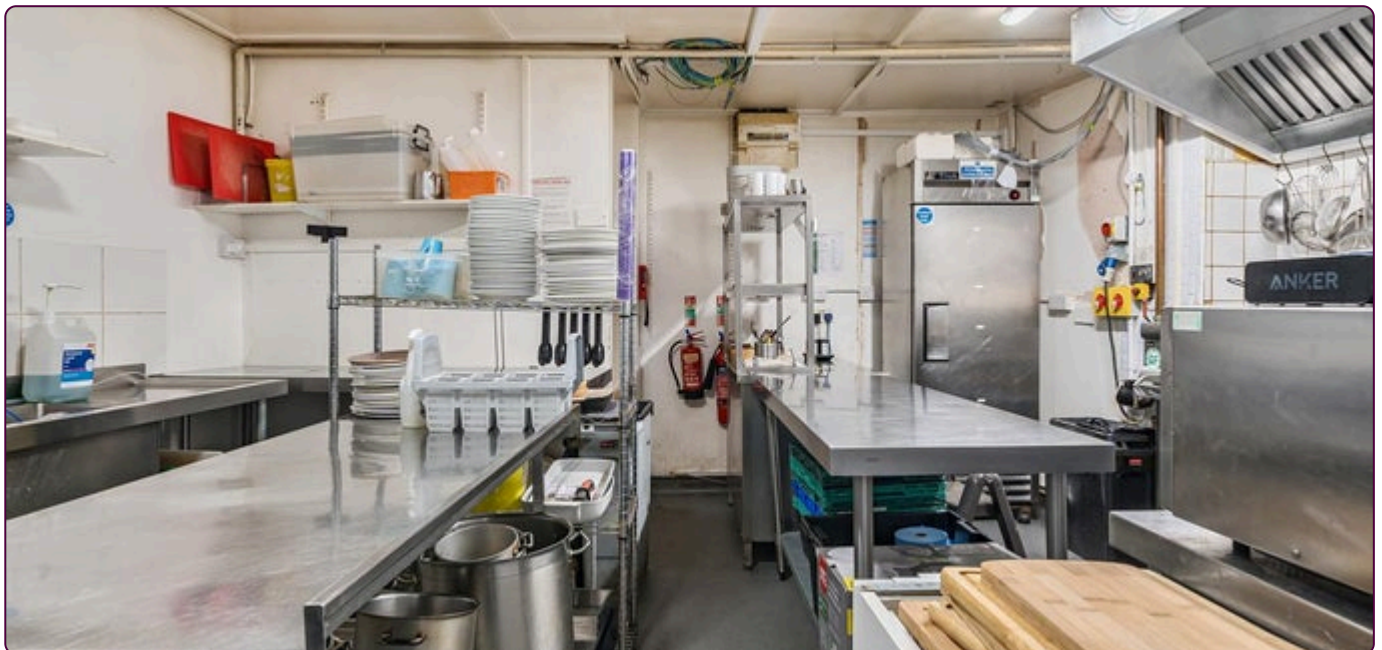
Saturday 12pm–12am

Sunday 12 pm–10pm

BUSINESS RATES

Rateable Value effective from 1st April 2026: £21,500.

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



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

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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