



The Robin Hood

Ref: 3451521

56 St Michael's Hill, Bristol, BS2 8DX

Freehold: £395,000

Rare freehold opportunity in central Bristol

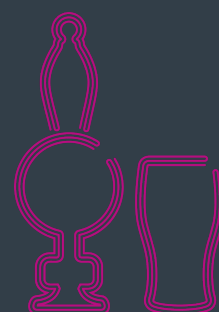
Close to University and Hospitals

Listed in the Good Beer Guide 2023

Pub with first floor function room

Commercial kitchen with dumb waiter

Outside space. EPC C





The Opportunity

There is potential to increase both food and drink revenue by increasing trading hours and using events such as quiz nights and film nights to extend the customer base.

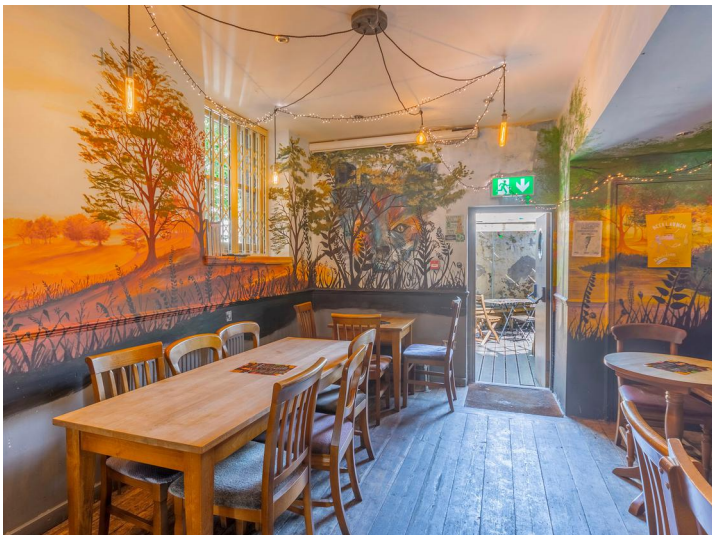
The pub has previously had a successful Sunday lunch trade which could be reinstated.

Location

The Robin Hood is located in the affluent district of Kingsdown on St Michael's Hill, a busy route to the centre of the city which is around half a mile south of the pub.

The pub is in close proximity to some of Bristol's main employers, including the Bristol Royal Infirmary, St Michaels Hospital and the Bristol Royal Hospital for Children, as well as the University of Bristol. Many of the employees reside in the area alongside a large student population.

The pub is well located to access Bristol's main transport hubs, being less than a mile from the bus station, 1.2 miles from the M32 and 2 miles from Bristol Temple Meads Train Station. E-scooters can also be hired throughout the central areas of the city.



Description

The Robin Hood is an end of terrace, three storey Grade II listed building, with a stone façade and set over over three floors.

Formerly a greengrocers, the pub has been a licensed premises since 1841 and most recently has been a popular haunt for students, hospital workers and locals, all of which enjoy the attractive open plan ground floor bar area. The pub's range of well kept real ales has resulted in a listing in the the Good Beer Guide 2023.

The function room to the first floor can be used for overflow when the main bar is busy and has played host to private functions and some televised sporting events. The commercial kitchen opposite is connected to the ground floor by means of a dumb waiter and has been used by several pop up restaurants, which has helped drive footfall to the pub.

External Details

Private courtyard garden to the rear and patio area to the front of the property.



Internal Details

Ground Floor:

- Bar servery with dumb waiter
- Three interlinked open plan trading areas (45 seating)
- Access to rear courtyard
- Access to lower ground floor cellar

First Floor:

- Function room with screen and projector
- Commercial kitchen
- Ladies and gents toilets

Second Floor:

- Private accommodation

Regulatory

The property has a Premises License

Trading Information

£181,000 net income to February 2023

Further financial information available on request after viewing the property.

Owner's Accommodation

There is an en-suite room, currently used as a store on the top floor, which has potential to be upgraded to a studio flat, subject to any required permissions.

The function room was formerly part of the private accommodation and could be converted back to this use, subject to requisite permissions.

Fixtures & Fittings

We are advised all trade fixtures and fittings at present in the property are included within the sale.

Tenure

Freehold

Trading Hours

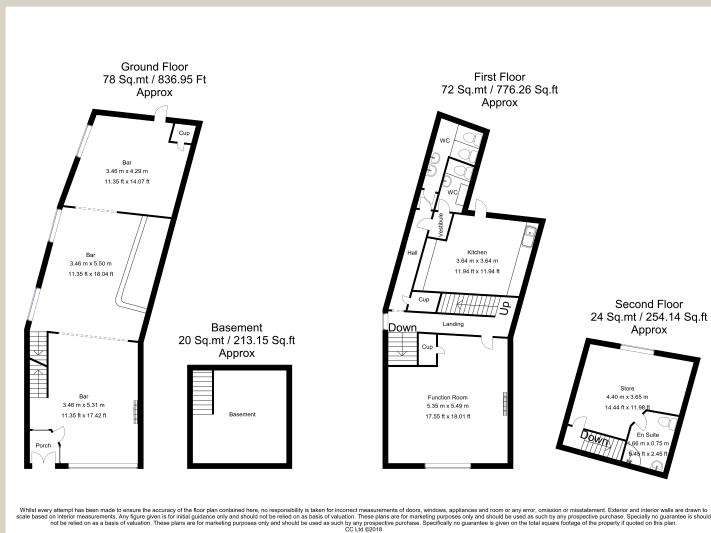
Monday - Thursday 4pm - 11pm

Friday 3pm - 1am

Saturday 3pm - 1am

Sunday closed





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:

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Bristol



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.



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