

Pensford - The George & Dragon, Bristol BS39 4BH

Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



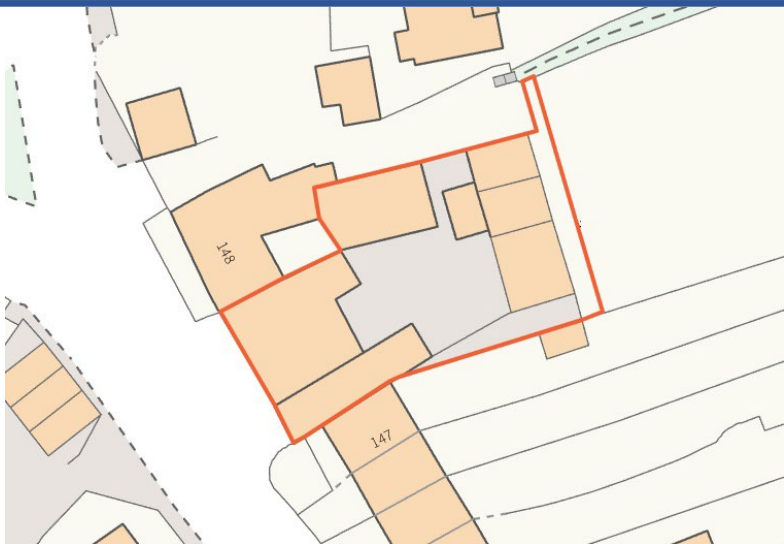
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Investment Consideration:

- Purchase Price: £400,000
- Gross Initial Yield: 7.15%
- Rental Income: £28,600 p.a.
- VAT is applicable to this property
- Comprises a substantial character public house with four-bedroom owner’s accommodation
- The property benefits from large beer garden and range of outbuildings at rear
- Situated in predominantly residential area with occupiers nearby including café and post office.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The George & Dragon (Ground, First & Second Floor)	Ground Floor: Open plan bar & restaurant, kitchen, First Floor: Kitchen/living room, double bedroom, two rooms Second Floor: 3 bedrooms, bathroom	Individual	6 Years 11 Months from 1 November 2019	£28,600	Note 1: FRI Note 2: Rent review on 01.11.24 outstanding Note 3: Deposit held of £4,333.33

Total				£28,600	
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Property Description:

Comprises substantial character public house with 4-bed owner's accommodation and range of outbuildings. The property benefits from large beer garden and provides the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, kitchen, wc's

First Floor: Kitchen/living room, double bedroom, 2 rooms

Second Floor: 3 bedrooms, bathroom

Total GIA: 367 sq m (3,950 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 1st November 2019 at a current rent of £28,600 p.a. and the lease contains full repairing and insuring covenants. Rent review on 01.11.24 outstanding. Deposit held of £4,333.33



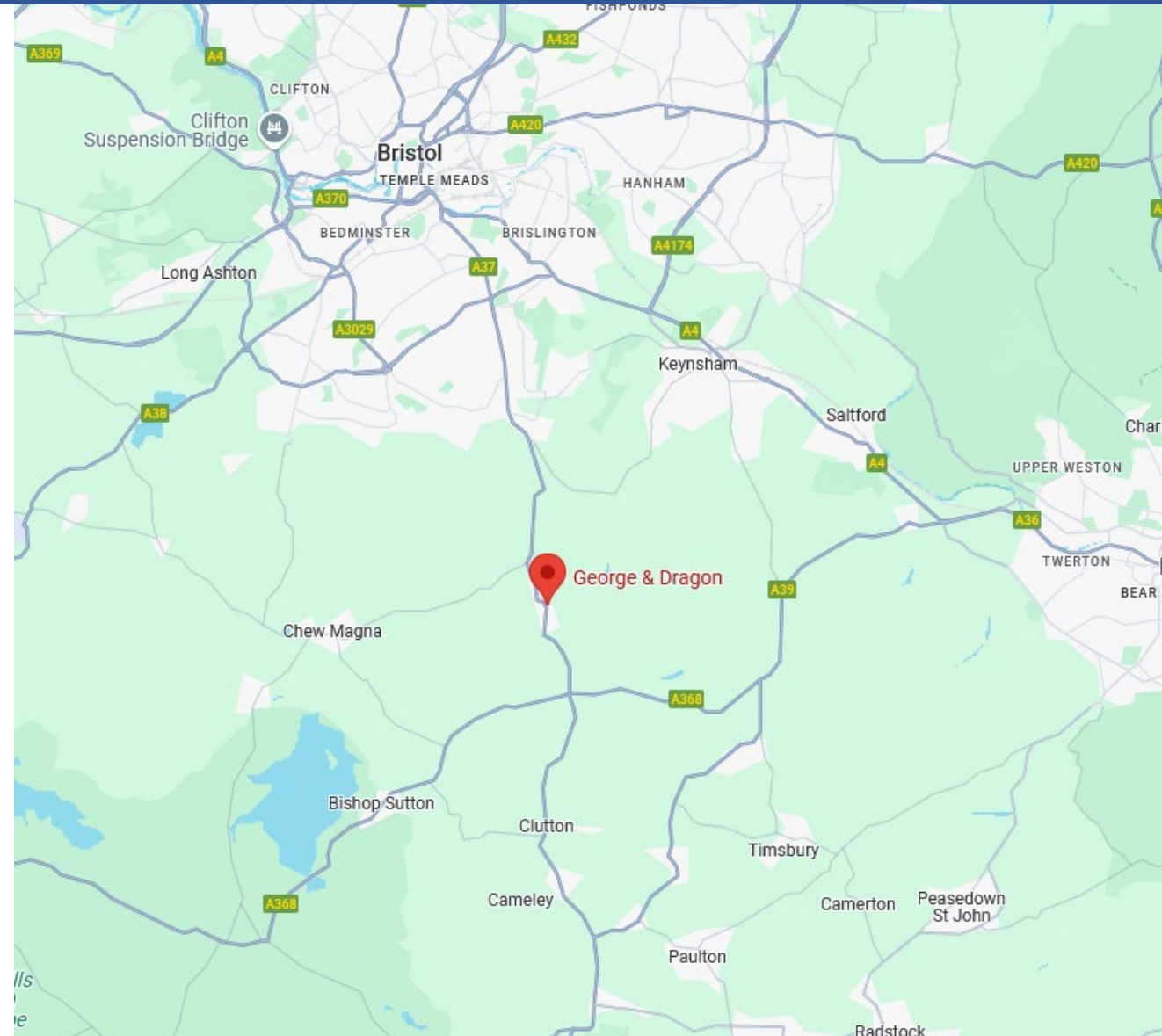
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Location:

The property is located in the heart of this sought after village which, among other things, is famous for its magnificent viaduct which can be seen in the middle distance from the front elevation. While postally in the Bristol area, The George & Dragon falls in the district of Bath and north east Somerset and sits virtually equidistant at seven miles or so from both cities. Pensford is the largest village in Publow in Somerset, England. It lies in the Chew Valley, approximately 7 miles (11 km) south of Bristol and 8 miles (13 km) west of Bath. It is on the A37 road from Bristol to Shepton Mallet.



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Contacts:

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