



Prince of Wales

Weston Road, Congresbury, Bristol, Somerset, BS49 5EB

Freehold £295,000 | Leasehold Nil Premium

- Close to coast, motorway and Bristol Airport
- Main road to Weston-super-Mare
- Large, open plan, interconnecting trading areas
- Four bedroom accommodation
- Trade garden and car park
- New free of tie lease available

Ref: 95120

01460 259100

wessex@sidneyphillips.co.uk

 **Sidney
Phillips**



LOCATION

The Prince of Wales is situated in the large, North Somerset village of Congresbury, located on the northwestern slopes of the Mendip Hills. The village has a population of around 3,500 and provides a range of amenities which include shops and several public houses. Congresbury stands on the A370 between Junction 21 of the M5 motorway and Bristol Airport, approximately 7 miles east of Weston-super-Mare and 13 miles south of Bristol city centre.

The nearest railway station is Yatton, managed by Great Western Railway, although Congresbury once had its own railway station on the Cheddar Valley Line which ran from Yatton to Wells. Now known as the 'Strawberry Line', this route has been converted to a pathway for walkers and cyclists to enjoy.

The premises is located on the western side of the village and occupies a roadside position on the A370. Opposite this former public house is a raised section of the Strawberry Line which runs parallel to the River Yeo.

The Prince of Wales is a two-storey property with yellow colourwashed, rendered elevations under a pitched tile roof. It has two single-storey extensions at the rear of the same construction, one with a flat roof, the other with a pitched tile and glazed roof.

TRADE AREAS

The property comprises:

Ground floor:

- MAIN BAR: Open plan with bar servery.
- RESTAURANT: Adjoining the main bar area with ceiling timbers.
- ORANGERY: Open plan with wood effect floor, glass window surround and skylight.
- A room that would once have housed the CATERING KITCHEN.
- Spacious WINE STORE which connects to the RESTAURANT.
- Ladies' WC.
- Gentlemen's WC.
- Disabled WC.
- BEER STORE.
- Four ancillary STOREROOMS.

First floor:

- Four DOUBLE BEDROOMS.
- BATHROOM.

EXTERNAL

- West side TRADE GARDEN which could seat around 50.
- Fenced off SERVICE YARD.
- Timber framed and timber clad detached STORE BUILDING.
- Tarmac CAR PARK with marked bays for 25 vehicles.

THE BUSINESS

The Prince of Wales has been owned by our client for several years and has been let to third party tenants throughout. The most recent tenants operated the premises as a Greek restaurant and bar and left in 2024. As a consequence of it being operated by third party tenants, no trading accounts are available and prospective purchasers will need to reach their own conclusions as to the likely level of trade which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

Sale of alcohol by retail (on and off):

Monday to Saturday 10:00-00:00 and Sunday 10:00-23:30

Opening hours:

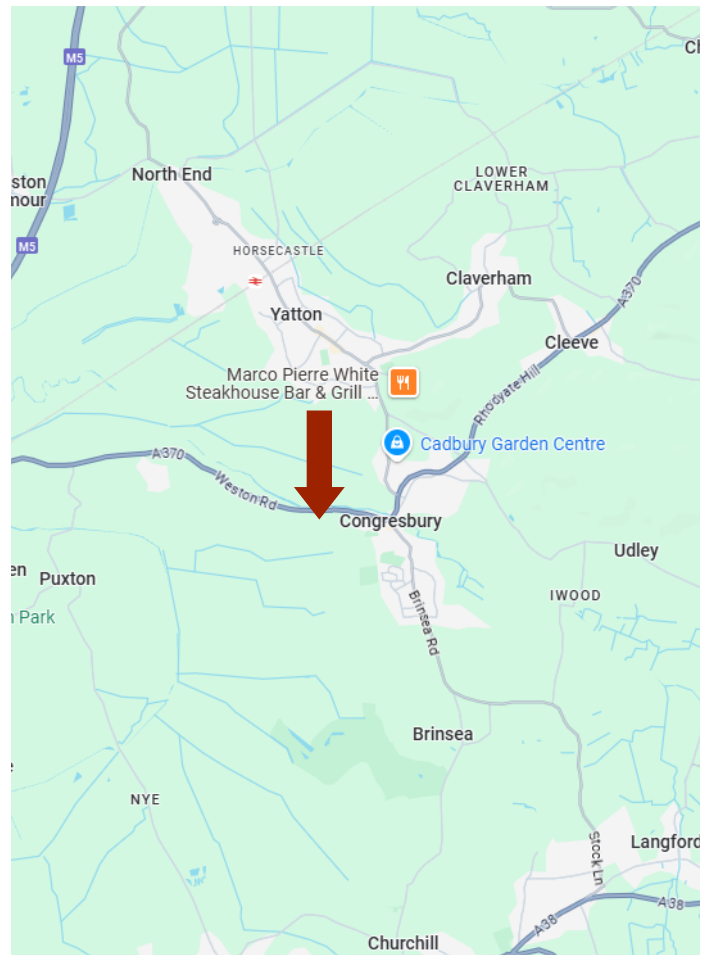
Monday to Saturday 10:00-00:00 and Sunday 10:00-23:30

SERVICES

All mains services are connected.

Local Authority: North Somerset Council.

Rateable Value: N/A



TENURE & PRICE

FREEHOLD £295,000 for vacant possession upon completion..

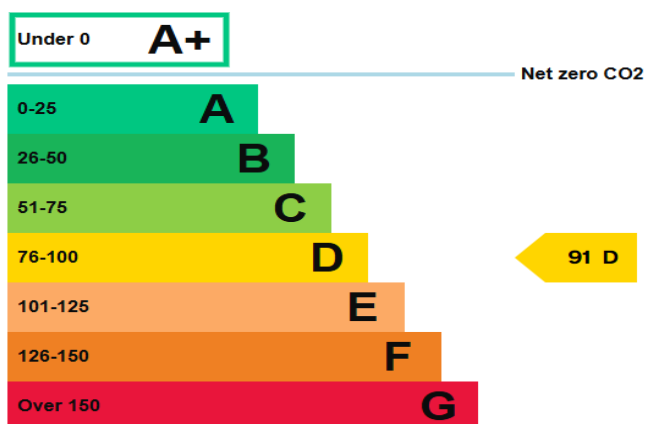
The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

OR, ALTERNATIVELY

LEASEHOLD	Nil premium
TERM	Seven years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent, such consent not to be unreasonably withheld
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company
RENT	£26,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term at Open Market Rent
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on rental payments



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 9584-3074-0965-0900-8621

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635