



The Rising Sun

231 Winsley Road, Bradford on Avon, Wiltshire BA15 1QS

Freehold £330,000

- Free house in suburban area of desirable Wiltshire town
- Two bars
- Two/three bedroom owners accommodation
- Mature rear garden with lawn and patio
- Outbuilding
- Potential for alternative use, subject to planning

Ref: 8591

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SP Sidney
Phillips



LOCATION

The Rising Sun is located to the north of the town centre of Bradford on Avon on the B3108 which connects to the village of Winsley and beyond to the River Avon, The Kennet & Avon Canal and the A36 which links to the Cathedral City of Bath. The nearby B3109 also provides a direct route to the A4 and Bath, via Batheaston.

Bradford on Avon is an attractive town with a population of circa 9,500 people. The town has a large number of fine period properties, many dating from the Seventeenth Century. Bradford on Avon has become a highly desirable residential location as it is only 8 miles south-east of Bath. The town has a railway station on the Bristol to Weymouth line. Running parallel to the railway is The Kennet & Avon Canal, which since its restoration, has become a major tourist and leisure attraction.

The Rising Sun is a mid-terrace property of natural local stone built in the Victorian style. The property is two-storey with a single storey building to the rear.

The property is briefly described as follows:

TRADE AREAS

Front entrance porch with access to both bars. The SNUG BAR has seating capacity for approximately 15. Fitted carpet, fireplace and polished topped panel front BAR SERVERY with canopy over.

The MAIN BAR seating 30 adjoins with interconnecting BAR SERVERY, has timber wood flooring with exposed timber beams and fireplace.

LADIES AND GENTLEMEN'S TOILETS.

Ground floor KITCHEN.

BASEMENT BEER CELLAR with external access from Winsley Road.

OWNERS ACCOMMODATION

Located at first floor are THREE MAIN ROOMS suitable for use as two bedrooms and a sitting room. BATHROOM.

EXTERNAL

To the rear of the property is a good sized split level GARDEN with seating for approximately 35 customers. SINGLE STOREY OUTBUILDING currently being used for storage.

THE BUSINESS

The business has been hitherto let to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

SALES CONDITIONS

- Each party is to be responsible for their own costs incurred in this transaction.
- The Purchaser will be required to pay an abortive legal fee deposit of £5000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable show good title or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price
- Completion to be 15 working days thereafter



TENURE & PRICE

FREEHOLD £330,000 — Vacant possession upon completion.

VAT will apply on the sale of this property. It 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.

LICENCE

A full Premises Licence is held for the sale of alcohol.

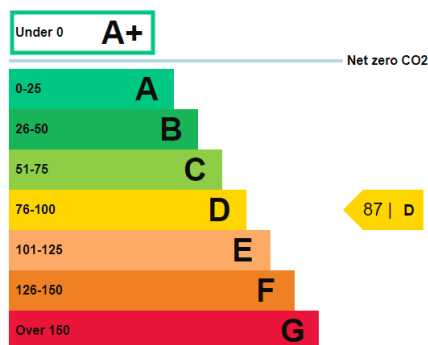
SERVICES

All mains services are connected.

LOCAL AUTHORITY

Wiltshire Council
County Hall
Bythesea Road
Trowbridge BA14 8JN

Rateable Value : £11,700



EPC Reference: 0230-2236-0320-7140-9050

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.

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