

ALL INN

1 STAPLE HILL ROAD, BRISTOL, BS16 5AA



**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**

savills



ALL INN
ESTABLISHED 1860

ALL INN
A PUB BY DODO PUB CO.

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Bicycles

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The All Inn Pub Ltd who operate 9 pubs under DoDo Pub Company
- Recent tenant refurbishment
- Property arranged over three levels: basement, ground and first floors
- Site extending to 0.152 acres
- Current rent of £103,600 per annum
- Lease expires February 2043
- The rent is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 5% (except in the open market review year)
- **We are instructed to invite offers in excess of £1,250,000 (7.82% NIY)**
- Business unaffected by sale

LOCATION

Located in the city of Bristol in south west England, 4.0 miles (6.4 kilometres) north east of Bristol City Centre and 11.9 miles (19.0 kilometres) west of Bath.

The All Inn is situated at the intersection between Downend Road (A432) and Staple Hill Road (B4465) within a largely residential area. Nearby occupiers include the Staple Hill Oak and the Van Dyck Forum (JD Wetherspoons).

DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building of brick elevations beneath a pitched and hipped roof.

LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 94 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor: The first floor comprises the customer WC's, office, kitchen stores, function room with seating for 46 customers and the managers flat with a bathroom and kitchen.

Basement: The basement provides a cellar and stores.

Externally: There is an enclosed customer area to the rear with seating on loose tables and chairs for 70 customers. Additional seating is provided to the front elevation for a further 40 customers. There is no car parking.

TENURE

The property is held freehold (Title Number AV210788).

TENANCY

The entire property is let to The All Inn Pub Ltd on a 20 year lease from 1 March 2023 at a current rent of £100,000 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 5% (except in the open market review year). A rent deposit of £415 is held by the landlord.

PLANNING

The property is not listed however it is situated within the Stapleton & Frome Valley Conservation Area.



VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

EPC

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TERMS

We are instructed to invite offers in excess of £1,250,000 (7.82% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

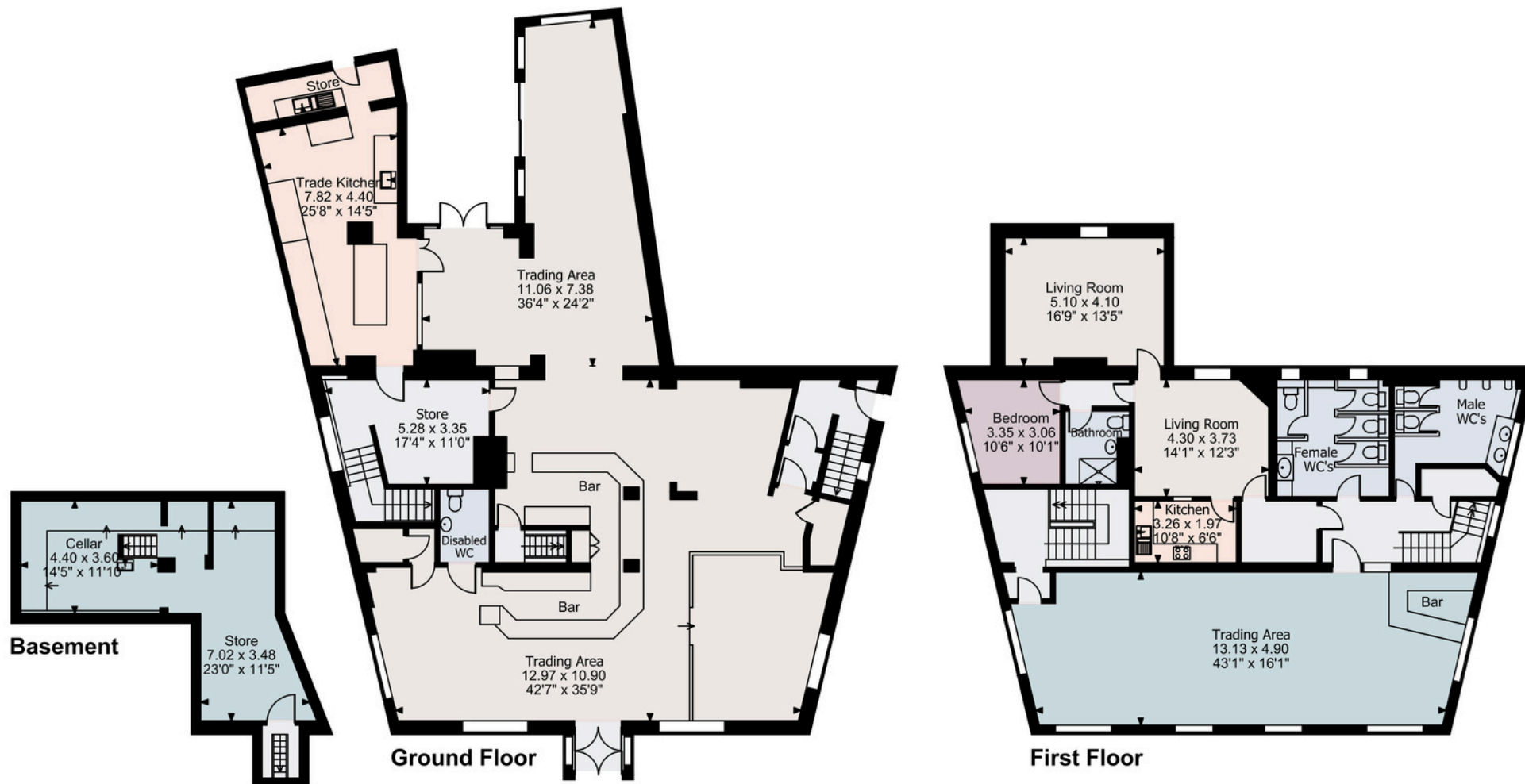


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Staple Hill Road, Bristol

Basement gross internal area = 451 sq ft / 42 sq m
Ground Floor gross internal area = 2,872 sq ft / 267 sq m
First Floor gross internal area = 2,091 sq ft / 194 sq m
Total gross internal area = 5,414 sq ft / 503 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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