

THE KINGS ARMS

REDWICK RD, PILNING, BRISTOL BS35 4LU

FREEHOLD PUBLIC HOUSE WITH VACANT POSSESSION FOR SALE





HIGHLIGHTS INCLUDE:

- Freehold Public House For Sale
- Site extending to 0.764 acres (0.309 ha)
- Property arranged over two levels extending to 5,307 Sq Ft (496 sq M)
- Large trade garden and 22 space car park
- Development potential for a residential led scheme (STP)
- Offers are Invited

LOCATION

The Kings Arms is located in Redwick, as part of the Pilning and Severn beach parish in South Gloucester, bordering the River Severn to the west and north of the subject property. The property is located 15.1 miles (24.3 km) north-west of Bristol centre and 7.7 miles (12.4 km) south of Chepstow. Gloucester is approximately 34.4 miles (55.6 km) to the north-east, while Newport is situated 22.9 miles (36.9 km) to the north-west of the subject property.

Immediately to the west of property is the Southern Wales Main Line railway via the Pilning Station approximately 1.6 miles (2.6km) south-east of the subject property and Severn Beach Railway which is circa 1.2 miles (1.9km) south-west of the subject property.

The Kings Arms occupies a plot of land along Redwick Road which is accessed via the (A403) Severn Road to the south of the subject property. Bounded to the north, east and west by residential housing and agricultural fields.

DESCRIPTION

The Kings Arms is a detached, two storey public house of mixed construction, rendered brick with some stone construction under a multi pitched tiled roof. The pub features a mixture of single glazed wooden fenestration and double glazed UPVC windows.



ACCOMMODATION

Ground Floor The property benefits from a two bar operation. Central “L shaped” bar serverly with trading area for approximate 30 covers and access to a smaller intimate dining area for approximately 20 customers. The area comprises a low lying ceiling with painted exposed wooden beams and a wood burning fire. From the front side bar and the connected dining room customers can access the toilets connected to the Skittle alley building via a partially covered service courtyard walkway.

In addition to the above, the pub benefits from a sports bar serverly with an area which can cater for approximately 30 customers. This area has a greater focus on amenity and standing service. Off the sports bar is both a male and female WC facilities.

The commercial kitchen is located at the rear of the ground floor with access and storage, and utility space, with additional storage space.

First Floor The first floor comprises of kitchen, lounge and main bedroom. Along the hallway leads to the second bedroom, then main bathroom and secondary bathroom and finally some office space.

Externally Externally, the Kings Arms benefits from a spacious garden and covered heated and illuminated patio and timber gazebo. The garden is surrounded by a rendered brick wall from the side boundary to the rear of the property.

TENURE

The property is held freehold (Title Number AV244915).

PLANNING

South Gloucestershire Council are the local planning authority. The site is not listed nor does it sit within a conservation area. The site has the benefit of Sui Generis public house consent.



VAT

VAT is applicable at the prevailing rate.

EPC

C - 64.

RATING

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £3,500.

FIXTURES & FITTINGS

We understand that all fixtures and fittings owned outright are to be included in the disposal. Where applicable, stock may be valued in addition on completion. No inventory schedule will be provided and therefore what is left on the day of completion will transfer.

GUIDE PRICE

We are seeking offers on an unconditional and conditional basis for the freehold interest with vacant possession.

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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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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