admiral
TAVERNS



BOOT INN, CHIPPING SODBURY

BRISTOL, BS37 6DE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,750

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Boot Inn sits just off the historic high street in the medieval market town of Chipping Sodbury, on the edge of the Cotswolds. This welcoming 19th century inn reflects the town's traditional character and enjoys a central position within a thriving, close knit community. Surrounded by established residential neighbourhoods, the area is home to a predominantly affluent demographic of owner-occupiers. Transport links are strong, with the Y6 bus providing a direct service into Bristol City Centre, while the drive takes around 25 minutes and is approximately 14 miles away. The town's charm, accessibility and desirable demographic make it an attractive setting for both locals and visitors alike.

Pub Layout

The Boot Inn is a friendly, single-bar pub featuring an inviting L-shaped trading area with access from both the main road and the car park. Inside, guests will find a warm and sociable atmosphere complete with a pool table, darts oche, and multiple TVs showing live sport, making it a lively hub for both regulars and visitors. Behind the bar, a small food preparation area supports a popular match-day food offer and light menu throughout the week. Outside, a spacious seating area provides the perfect spot for customers to relax and enjoy the warmer months.

TRADING STYLE

The Boot Inn is a wet-led community pub with a mid-market drinks offer and a loyal local following. While the pub does not currently serve cask ale, there is clear potential to introduce this to complement the existing range and broaden its appeal. Food is currently limited, with a small preparation area behind the bar used to serve team food for sports fixtures alongside simple back-bar snacks such as rolls and chips. With some further investment of time and creativity, this could be developed into a more consistent food offer, enhancing the pub's appeal to both regulars and casual visitors. For the right licensee, The Boot Inn presents a strong foundation with scope to broaden its offer and further grow its reputation.

ACCOMODATION

Private Accommodation
The private accommodation consists of two double bedrooms, one single bedroom, bathroom, living space or office and domestic kitchen located downstairs.

3+ Private Bedrooms
Beer Garden
Car Park
Food Preparation Area
Sports Teams

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FINANCIAL

Weekly Rent: £442.31
Estimated Annual Turnover*: £332,152
Security Deposit: £5,750
Working Capital: £5,000
Stock: £5,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

This well established, family run, wet-led pub has strong foundations and a loyal customer base at its heart. The vision is for a new licensee with local knowledge to take the reins, someone who can cement the pub's position at the centre of the community whilst building on its existing reputation. There is scope to enhance the food offering and create a strong rhythm of the week to boost footfall during quieter periods. With the current licensee stepping away due to ill health, this represents a genuine opportunity to carry forward a much-loved pub and further develop its role as a thriving social hub for the town.


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