



COSSHAM INN, BRISTOL

KINGSWOOD, BS15 1LY

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located on Charlton Road in the heart of Kingswood, East Bristol, The Cossham Inn benefits from a prominent position within a densely populated residential area, surrounded by established housing and a strong local community. Kingswood is a popular suburb situated approximately four miles east of Bristol city centre, offering an attractive balance of suburban living with convenient access to the city. The area is well served by local amenities, with Kingswood High Street and the Kings Chase shopping area providing a wide range of national and independent retailers, supermarkets, banks, cafes, takeaways and everyday services. Residents also benefit from nearby healthcare facilities, pharmacies, schools and leisure facilities, making Kingswood a well established and self sufficient community.

Pub Layout

As you enter the pub, customers are welcomed into a bright and spacious open plan trading area, with the main bar servery positioned to the right hand side. Directly ahead is a dedicated games area featuring a pool table and darts board, creating a lively and sociable atmosphere. The front trading space offers a warm and inviting environment, with a mix of fixed and loose seating, alongside high poser tables and chairs to accommodate a variety of customer groups. This area also benefits from an additional darts board, multiple TVs, and a DJ booth, helping the pub come alive at weekends with entertainment and live events. Stairs lead to a first floor snooker room, providing a more private and dedicated space. To the rear, doors lead out to a courtyard beer garden, complete with a covered seating area and a raised decked area providing additional outdoor seating. At the front of the pub, there is a designated smoking area and several wooden benches, offering further space for customers to relax and socialise.

TRADING STYLE

The Cossham Inn offers a fantastic blend of sports, entertainment and comfortable social spaces, appealing to a broad range of customers throughout the week. The pub benefits from a strong programme of regular activities, including a popular poker league, established darts team and dedicated snooker room, creating excellent opportunities for repeat custom. Live sport is a key part of the offer, with both Sky Sports and TNT Sports shown throughout the venue. Weekend entertainment comes alive with regular live music, DJs and karaoke nights, ensuring a vibrant atmosphere and making the Cossham Inn a true community hub for local residents and visitors alike.

While the pub already enjoys strong customer loyalty and a well-established reputation within the community, there remains significant opportunity to grow sales through an enhanced events programme, increased community engagement, maximising live sport occasions and further developing the food and drinks offer. With the right operator at the helm, the Cossham Inn has the potential to strengthen its position as the go-to destination for sport, entertainment and social occasions, driving trade across every daypart and creating a thriving, sustainable business.

ACCOMMODATION

Private Accommodation

The private accommodation benefits from having separate access to the pub and consists of Three bedrooms, lounge, large kitchen and bathroom.



Beer Garden



Live Music



Sports Teams

FINANCIAL

Security deposit: £2,000

Estimated Annual Turnover £364,000 (Net)

No rent applicable on this agreement

This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock, public liability and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

All new operators have comprehensive free training as part of their agreement.

- **STRIVE- The Proper Pubs way.** Held online over one day, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
- **E-Learning Training for you and your staff.** Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Terrie Spratt is looking for a bold, energetic and charismatic individual or couple who can bring this pub to life and make it the heart of the local community. This is an opportunity for someone who thrives in a fast-paced environment, loves creating memorable experiences, and knows how to keep guests coming back time and time again. The ideal operator will have a genuine passion for live sport and entertainment, with the vision and creativity to build a packed calendar of events that appeals to all parts of the community. They will understand how to maximise trade throughout the day, creating a welcoming atmosphere for daytime customers while seamlessly transitioning into a vibrant evening destination. A natural people person, you'll be confident in recruiting, developing and leading a great team, setting high standards and creating a pub that is clean, safe, welcoming and full of energy. Most importantly, you'll be community obsessed, building relationships with local groups, supporting local causes and ensuring the pub plays a valuable role at the heart of the neighbourhood. The pub already benefits from strong foundations, an established reputation for sport and live entertainment, and a well-known name within the area. In the right hands, it has the potential to become the go-to destination to watch the big match, enjoy a great night out, unwind after work, or spend sunny afternoons with friends and family in the beer garden.



Beer Garden



Live Music



Sports Teams