



CROWN INN, BRISTOL

WEST HARPTREE, BS40 6HA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Crown Inn, West Harptree is situated in the beautiful Chew Valley just to the south of Bristol, this is an affluent area and is highly sought after with a good mix of affluent white-collar workers as well as the rural workers who work locally. The Crown Inn sits on the busy A368 which is one of the main routes to get on to the M5 South of Bristol and is an attractive pub.

Pub Layout

On entering the pub you walk into the lobby with an entrance to the right that can seat up to 15 covers. To the left is the main bar for up to 25 covers and there is also a darts oche as well as an open fire. Both of these trading rooms are served by a central bar servery. The ladies and gents toilets benefited from a refurbishment and expansion approx 18 months ago and are located to the rear of the bar which also provides access to the rear courtyard where you will find a smoking solution. This area then leads onto a large garden that has the potential to be fantastic with some significant maintenance. There is also an enclosed car park for up to eight cars however there is ample street parking close by. The catering kitchen is located to the rear of the bar servery.

TRADING STYLE

The Crown Inn predominantly trades as a wet led community local, however there is scope to further develop the trade with the introduction of a food offer and also opportunity to grow wet sales with the full operation of the large enclosed garden to the rear of the property.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of four bedrooms with a kitchen and bathroom. There is also a lounge which is located on the ground floor. There is an external barn to the rear of the pub that is currently used for storage.

FINANCIAL

Annual Rent: £24,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,500

Stock: £2,500

Low Business Rates** Based on the draft rating list for April 2026, this has been estimated using the new Supporting Small Business Scheme (SSBS) limiting rates payable to circa £1000 in 2026/27. Please note this applies only to pubs marked with ** and SSBS may be subject to future changes by HMG.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

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



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Open Fire