

# JOLLY SAILOR

53 HIGH STREET · HANHAM · BS15 3DQ

FREEHOLD

PUBLIC HOUSE IN BRISTOL  
SUBURB FOR SALE ON BEHALF  
OF JD WETHERSPOON





# JOLLY SAILOR

53 HIGH STREET · HANHAM · BS15 3DQ

- **Freehold**
- **Densely populated residential area**
- **Prominent high street location**
- **External beer terrace to the rear**
- **Additional trading accommodation at first floor**
- **Close proximity to Bristol**
- **GIA - 435.5 Sq M (4,688 Sq Ft)**
- **Offers in the region of £400,000, plus VAT if applicable**
- **[Google Street View Link](#)**

## LOCATION

Hanham is a suburb of Bristol situated on the eastern side of the city located approximately 4.0 miles from Bristol city centre, 9.0 miles north west of Bath and 36.0 miles south of Gloucester. The area is well serviced by public transport with Bristol Temple Meads train station providing access to the CrossCountry and Great Western Railway networks.

The Jolly Sailor occupies a central position in the town fronting the busy High Street with several parks and community facilities close by.

The surrounding area is a mix of residential and commercial property with occupiers including Lidl and Co-Op positioned amongst a number of independent businesses.

## DESCRIPTION & ACCOMMODATION

The Jolly Sailor comprises a two storey semi-detached building under a pitched roof. To the rear is an external beer terrace laid out to provide seating for approximately 74 customers.

Ground Floor: Trading accommodation with a central bar servery and seating on loose tables and chairs.





# JOLLY SAILOR

53 HIGH STREET · HANHAM · BS15 3DQ



The trade kitchen and beer cellar are also at this level amongst various stores.

First Floor: The first floor provides additional trading accommodation with a further bar server. Customer WC's, staff room, managers office are also located at this level.

## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	237.7	2,559
First	Trading/ Ancillary	197.8	2,129
<b>Total</b>		<b>435.5</b>	<b>4,688</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2023 Rateable Value - £58,000

An EPC is in the course of preparation.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 23:30 Sunday to Thursday and 00:30 Friday and Saturday.

# JOLLY SAILOR

53 HIGH STREET · HANHAM · BS15 3DQ

## GUIDE PRICE

Offers in the region of £400,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:  
[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



# CBRE

### Ellis Cooney

M: 07721 344 193  
[ellis.cooney@cbre.com](mailto:ellis.cooney@cbre.com)

### James Brindley

T: 020 7182 2651  
M: 07827 356616  
[james.brindley@cbre.com](mailto:james.brindley@cbre.com)



### Stuart Stares

T: 020 7299 3088  
M: 07807 999841  
[sstares@savills.com](mailto:sstares@savills.com)

### Paul Breen

T: 020 7877 4555  
M: 07767 873353  
[pbreen@savills.com](mailto:pbreen@savills.com)

### DISCLAIMER: June 2023

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT