



The Full Quart, Bristol Road, Hewish, Weston-super-Mare, North Somerset, BS24 6RT



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

The Full Quart, Bristol Road, Hewish, Weston-super-Mare, North Somerset, BS24 6RT

£1,250,000

David Plaister Ltd are delighted to present to the market this superb opportunity to acquire a substantial and reputable public house and restaurant with a 'turnkey' business ready and waiting. The freehold property is strategically positioned on the busy A370 with fantastic visibility from the road and seats circa 150 covers internally with an additional 200 covers outside offering a wonderful spot for customers to enjoy their food and drink in the sunshine during the warmer months with a children's play area nearby. In addition to its current arrangement, the property also offers a possible development opportunity for a variety of uses given its size and proximity to transport links, subject to the relevant planning permission and building regulation approval. Internally, the property offers characterful features and various areas for seating, a bar area, kitchen, various store rooms, offices and staff areas, W/Cs and a cellar. In addition to all that this fantastic property has to offer, there is a three bedroom residential bungalow which is currently occupied by the restaurant manager, with its own private garden, plus two former garages / store rooms. This attractive opportunity is being sold with the goodwill of the current operating business which includes some fixtures and fittings (some to be removed upon completion but the majority to remain). Accounts are available to progressing parties upon signing a non-disclosure agreement and further terms are to be agreed by negotiation. There is a current alcohol licence from 10am - 12am (midnight) Monday – Sunday and more information about the current business can be found on their website.

Furthermore, a former outline planning permission was obtained in 2020 for an extension to form 30 letting bedrooms presented over two floors. Whilst being in an excellent position for transport links, the village of Hewish is a short drive from the town centre of Weston-super-Mare with numerous shops, schools, doctors surgeries, dentists and a variety of other local amenities close to hand, with the bustling city of Bristol slightly further afield. Weston-super-Mare is steeped with Victorian history and is dominated by long stretches of sandy beaches. The seaside town has been a popular tourist destination for many years and is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. An excellent investment opportunity, viewings are by arrangement with David Plaister Ltd only. Commercial EPC rating B49, Residential EPC Rating D62, Business Rates apply, Council Tax Band B.

- A fantastic opportunity to acquire a substantial and most reputable public house and restaurant in a prime location on the outskirts of Weston-super-Mare
- Strategically positioned along the A370, within reach of excellent transport links including Junction 21 of the M5 Motorway, Bristol Airport and Bristol City Centre
- Possible development opportunity for a variety of uses given its size and proximity to transport links, subject to the relevant planning permission and building regulation approval
- Substantial plot of circa 1.8 Acres with a car park for circa 90 vehicles
- A three bedroom residential bungalow with its own private garden
- A 'turnkey' business ready and waiting to acquire with an impressive turnover
- Former outline planning permission granted in 2020 for an extension to form 30 letting bedrooms



Accommodation

Public House & Restaurant

Entrance

Double doors into entrance area, doors to W/C facilities and door to main bar area, internal window, radiator, ceiling spotlights.

Disabled W/C

Tiled flooring, low level W/C, wash hand basin, UPVC double glazed window, radiator, storage cupboard, ceiling light.

Male W/C

Tiled flooring, wall mounted urinals, separate toilet cubicle with low level W/C, various UPVC double glazed windows, wash hand basin and pedestal, radiator, ceiling spotlights.

Female W/C

Tiled flooring, three separate toilet cubicles with low level W/Cs, wash hand basin, two UPVC double glazed windows, wall mounted hand dryers, radiator, ceiling spotlights.

Entrance Bar Area

An inviting entrance area with timber flooring, opening to main dining area and small dining area, bar and till / pay station, exposed timber beam features, ceiling lights.

Small Dining Area

A well presented small dining area currently used for circa 24 covers, with the flexibility to offer more, opening to main bar, open fireplace feature, door to vestibule area, various timber framed single glazed windows, radiator, wall and ceiling lights.

Vestibule

Can be used as a side entrance with a timber door and timber windows, door to main bar, ceiling lights.

Snug

A cosy space with fireplace feature, timber frame single glazed window, radiator, door to rear hallway and former toilets.

Main Bar

A charming main bar area with tiled stone flooring, an open fireplace and wood burning stove, corridor to outside seating area and door to snug, characterful features, radiator, wall lighting, well fitted bar with fridges, fitted shelving, various spotlight tracks, opening to rear hallway and store room.





Store Room / Glass Wash

A useful storage space / glass wash area, sink facilities, glass wash, ceiling lights.

Kitchen

A well equipped kitchen, with an inventory to be produced during negotiations, in the main including a commercial cooker, oven, fryers, fridges and pot wash facilities, a walk in style fridge, timber door to staff courtyard and further storage, extraction system, window to side, ceiling lights.

Store Room

A timber built structure currently used for further storage, freezer space and a walk in freezer.

Carvery Area

Main Dining Area

Well presented dining area offering space for over 100 covers, two air conditioning units, timber framed double glazed windows and doors to side, various wall and ceiling lights.

Office

A private office space, radiator, useful storage cupboard, ceiling light.

Rear Store

Useful storage room positioned behind the bar area.

Cellar Room

Cellar room with air temperature cooler system, pump lines and equipment, door to external areas, ceiling light.

Stairs Rising to Staff Areas from Bar Area

First Floor

Currently presented as staff rooms and store rooms, with two separate store rooms, former bathroom, various windows, ceiling lights.

External Store

Timber door accessed via the rear courtyard, gas meter, useful storage area, ceiling light.

Outside / Car Park / Grounds

On approach to the property there is a tarmac area and car park providing space for over 90 cars, various outdoor areas, a superb outdoor seating area, children's play apparatus and substantial area laid to lawn. Accessed via the side lane there is a separate vehicle entrance leading to the residential property.

Residential Property (Three Bedroom Detached Bungalow)

Attached to the commercial premises, is a superb three bedroom bungalow, with private gardens and private driveway.



Former Garaging / Store Rooms

Two former double garages, currently used as store rooms to the pub, with timber doors for access, and lighting.

Entrance

To the side of the property there is a separate private driveway providing off street parking for the residential bungalow and a timber single glazed entrance door leads into the hallway.

Entrance Hallway

Doors to principal rooms, storage cupboard, radiator, cupboard housing gas fired boiler, ceiling lights.

Bedroom Two

Double bedroom with timber framed single glazed windows, radiator, ceiling light.

Bedroom One

Dual aspect timber framed single glazed windows, radiator, ceiling light, door to en-suite shower room.

En-suite

Low level W/C, wash hand basin, enclosed shower, timber framed single glazed window, radiator, ceiling light.

Bathroom

Low level W/C, panelled bath with shower over, wash hand basin and pedestal, timber framed single glazed windows, radiator, ceiling light.

Living Room

Timber framed double glazed window, radiator, ceiling lights.

Kitchen / Breakfast Room

A range of wall and floor units with worktops and tiled splashbacks over, sink and drainer, space for appliances, UPVC double glazed door to rear garden, timber framed single glazed window, skylight window, radiator, ceiling light, door to dining room.

Dining Room

Timber framed single glazed window, radiator, ceiling light.

Garden

A private garden enclosed by trees and laid to lawn.

Services

Mains electric, water and gas.

A private drainage tank is in place, which is then pumped to an adopted pumping station nearby.

Former Planning Permission

Outline planning permission was obtained in 2020 for an extension to form 30 letting bedrooms presented over two floors.

Planning Reference Number - 19/P/0723/OUT

Planning lapsed - 20/02/2023

Operating Business

Sold with the goodwill of the current operating business. This includes most fixtures and fittings. Further terms to be agreed by negotiation.

Website

More information about the current business can be found on their website.

www.thefullquart.co.uk

Business Rates

Currently receiving a 75% reduction. Therefore rates payable for the current financial year (2023) are £3,025.19.

Current rateable value is £24,250.00

The normal payable rate would have been £12,100.75.

Accounts

Accounts available upon request once a non-disclosure agreement has been signed and applicants have been to view the property.

Alcohol Licence

Current alcohol licence from 10am - 12am (midnight) Monday - Sunday

Viewings / Enquiries

Viewings to be carried out strictly by the agent appointed by the vendors.

For more information, enquiries should be directed to the David Plaister Ltd.

Tenure

Freehold.

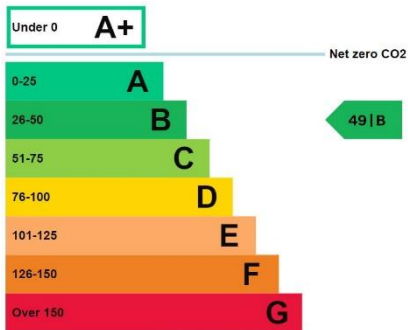
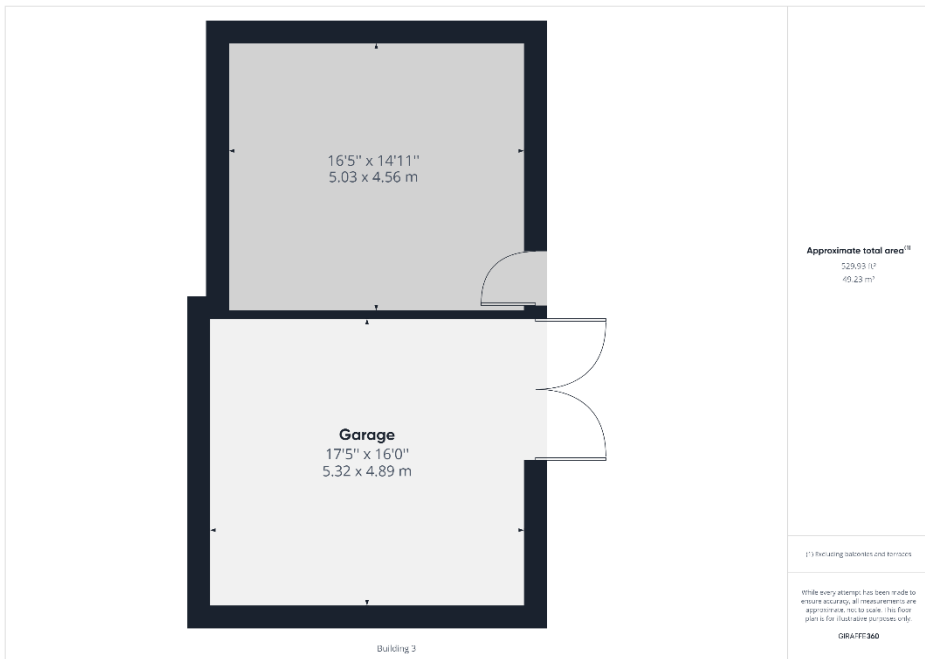












Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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