

# New Inn

Park Lane, Blagdon, Bristol BS40 7SB



## Introduction

The New Inn lies in the Mendip Hills which is recognised for its natural beauty. This beauty is magnified with the views from the New Inn's rear garden which overlooks the Chew valley lakes. This traditional pub has connections to Bristol, Bath and Weston Super mare.



### Trading Potential

The New Inn is situated in a picturesque village location, the spectacular view from its large garden intensifies this pub's beauty, making it a wonderful spot for customers. Its cosy indoor seating areas with original beams and fireplaces offers a traditional experience.

### New Business Partner Profile

The New Business Partners will ideally be owner operators who will be hands on and have great catering skills with the ability to deliver good quality food at high volumes. They must also be engaged and have passion to keep and dispense our quality cask ales to the highest standards.

### Trade Areas

The pub consists of two sections with a total of 55 covers, an open bar with the main dining area and a separate dining area with a fireplace and own section of the bar, the locals call this the snug. There is a fully equipped kitchen with a separate wash up area. Toilets are located at the rear of the building outside the back door.

The pub also has a large rear garden views with 100 covers although there is potential for more. The pub also has a generous car park with many parking bays.

### Domestic Accommodation

The accommodation comprises of a kitchen diner, large living room with a 1 of the buildings 3 fireplaces, a large bathroom and 4 generous bedrooms one with a shower and sink. There is a separate laundry room and toilet as you enter the accommodation through the private entrance. This pub also has a garage to the rear of the car park.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£5,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> excluding fixtures and fittings	£18,000

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