

Damian Barry

From: Kevin Conibear <Kevin.Conibear@fleurets.com>
Sent: 08 February 2023 14:09
To: 'Chris Grazier'
Cc: 'jason.collard@studio-hive.co.uk'; 'kyle.slatter@studio-hive.co.uk'
Subject: Battleaxes Marketing
Attachments: W-018063.pdf

Chris

Apologies for the delay in sending this across.

In terms of the marketing background, my first involvement was in 2019, when we assigned the lease of the property to Country Pub Group, completing in August 2019. In August 2020, CPG unfortunately went into administration and the property returned to the landlord.

Fleurets was instructed in October 2020 to market the property on the freeholder's behalf, having negotiated a surrender of the lease with the administrator. In terms of the marketing, I can confirm as follows:

1. An All Enquiries board has been prominently positioned on the site throughout our marketing, fronting the road that passes to the front of the property.
2. I have attached the marketing details that have been available throughout, which includes both a freehold and letting option.
3. At the outset of the marketing, prior to full launch, we made direct approaches to the major pub companies to introduce the opportunity.
4. The property has been featured on our website www.fleurets.com throughout the marketing.
5. The details have been circulated to our database of buyers, who have registered to receive such opportunities. In total, the circulation was 6,055 parties. We received 1,271 requests for further details, in terms of accessing the brochure etc.
6. In total we have undertaken fifteen separate viewings at the premises.

At the outset of marketing, in November 2020, we received an offer in excess of the guide price, from a party considering alternative use, which was accepted by our client. That party subsequently withdrew their offer and marketing re-commenced.

In total we received four offers for the Battleaxes, prior to agreeing a sale to the current buyer. Three of the four were for alternative use and one was for a letting, with an option to purchase. That party subsequently withdrew their offer, concluding that for their business to be sustainable, they would need to develop part of the site for alternative use. We received a further offer significantly below the guide price, after terms/exclusivity had been agreed with the current buyer.

Our All Enquiries board has remained on the premises since the transaction was agreed in 2021.

I trust the above is self-explanatory and assists with your report.

Best regards

Kevin Conibear

Director – Head of Urban Markets

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Fleurets
Leisure Property Specialists



Fleurets are proud to support Team Margot's campaign for every individual who is eligible, to register as a stem cell and bone marrow donor.

On-Demand Rankings



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The Battleaxes

Bristol Road, Wraxall, Bristol BS48 1LQ

Tenure - **Freehold**

Guide Price - **£1,000,000 OIRO**

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Summary

- Strategically positioned close to Bristol & Tyntesfield
- 6 high quality en suite letting bedrooms
- Ground & lower ground floors in excess of 7,000 sq ft
- Large car park and external trade areas (1 acre)
- Freehold or letting option

Viewing

Strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090. Please note the business is currently closed.

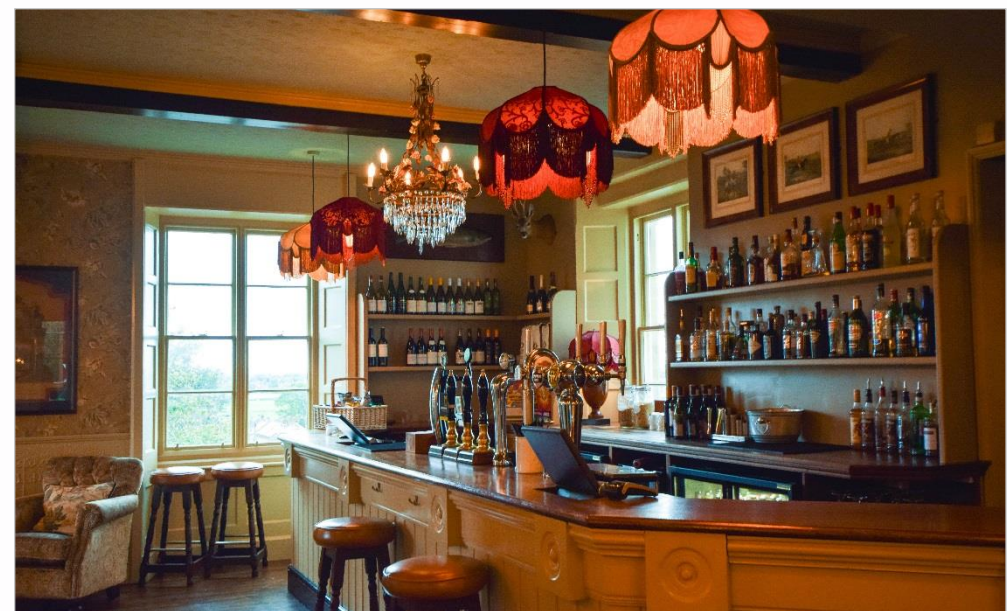
COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

The Business

Historically the Battleaxes has benefited from an exceptional reputation due to the high quality operation and fit out of the property. Given the proximity to Bristol Airport, Tyntesfield and Bristol City Centre, the six high quality letting bedrooms have proved extremely popular.

The business had also established itself as popular wedding and events venue and had the added benefit of a Civil Ceremony Licence.

The property remains fully fitted with high quality fixtures and fittings and offers an incoming operator the potential to benefit from the extensive trading space and letting bedrooms.



Location

The Battleaxes occupies a main road location on the edge of the popular village of Wraxall which is approximately eight miles south west of Bristol city centre and one mile east of Nailsea. The property is also well connected to Bristol Airport and is close to the National Trust Tyntesfield House which is an extremely popular destination.

Description

The Battleaxes comprises a substantial detached Gothic style public house arranged over three storeys with single and two storey extensions. The property has attractive stone and part rendered elevations under a pitched clay pantiled roof. Internally the property is arranged to provide a number of interconnecting trade areas which can be easily separated for private events and weddings. The accommodation is presented to an exceptional standard. At first floor level are six high quality en suite letting rooms which again are fitted out to a high specification. The property occupies a large site providing extensive car parking and external trade areas in addition to outbuildings.



Accommodation

Ground Floor

The property is accessed via a central entrance which provides entry to a lobby which accesses all parts of the property.

The main bar area has wood floors throughout and a mix of tongue and groove and wallpapered walls, with a number of original features including exposed beamed ceilings. There is a large bar servery within this area and a mixture of soft and loose seating is provided. The bar leads through to a main dining area which has a further servery and many original features.

Steps lead up to the function room with wood floors throughout and double height beamed ceilings and a mixture of wood panelled and wallpapered walls.

In total, approximately 170 covers can be provided at ground floor level.

In addition the ground floor provides customer toilets and a well configured and large commercial trade kitchen with separate dry stores and wash up areas, plus walk-in cold rooms and freezers.

Lower Ground Floor

The lower ground floor provides further trade areas known as The Shindig which benefits from its own access from the car park and is self contained. This area has a wealth of original features including flagstone and original wood floors and exposed stone and brick walls. This also benefits from roof lights providing excellent natural light. The Shindig has its own bar servery and loose seating for approximately 50 covers in addition to customer toilets.

The remainder of the lower ground floor provides extensive storage facilities, laundry store and a temperature controlled beer store.



First Floor

The first floor is arranged as six high quality en suite letting bedrooms, all of which have been fitted to an exceptional standard with a mix of stand alone baths and monsoon showers. These rooms are well proportioned and prove extremely popular given the proximity of the National Trust Tyntesfield House, Bristol city centre and Bristol Airport.

External

The property occupies a large site providing approximately 90 car parking spaces plus external trade areas to the front. There are also two large outbuildings providing additional storage.

Agent's Note: the photographs were taken in 2019.

Floor & Site Areas

We have measured the ground and lower ground floors on a gross internal basis as follows:

Ground 417 sq m (4,493 sq ft)

Lower Ground 235 sq m (2,532 sq ft)

The site extends to approximately 0.42 hectares (1.04 acres).

Our client also owns an adjoining cottage, the freehold of which can be available by separate negotiation.

Tenure

We are advised that the property is held freehold,

Our client will also consider a letting on terms to be agreed.

Planning

The premises are Grade II Listed but are not situated within a Conservation Area.

Development

The property occupies a large site, with various outbuildings which may offer development potential, subject to the necessary consents.



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Licence

The property benefits from a Premises Licence permitting the following licensable activities.

Sale of alcohol:

Every day 10:00 – 00:00

Live music; indoor sporting events:

Every day 10:00 – 00:00

Recorded music:

Every day 10:00 – 00:30

Business Rates

The property lies within an area administered by North Somerset Council. The VOA website shows the property has a 2017 Rateable Value of £78,000.

NB No business rates will be paid in the tax year 2020-21.

Services

We are advised the premises are connected to mains electricity and drainage. LPG gas for cooking and heating.





VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto fleurets.com or give Kevin a call.



Kevin Conibear

Divisional Director –
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