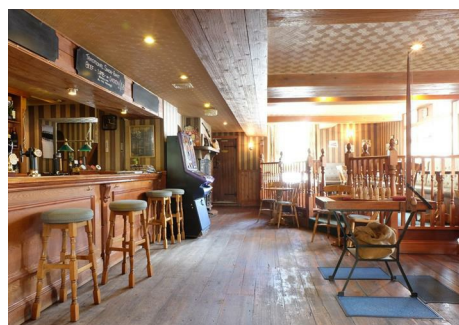
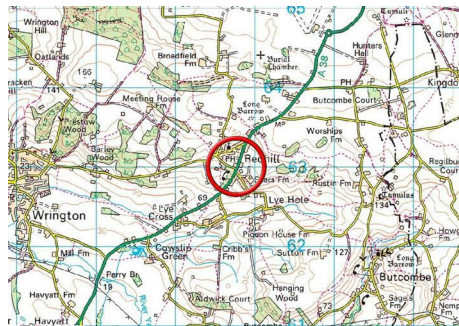




0117 973 6565
www.hollismorgan.co.uk
post@hollismorgan.co.uk

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auction



Darlington Arms, Redhill, Bristol, BS40 5TE

Auction Guide Price £325,000 +++

Hollis Morgan JULY AUCTION LOT NUMBER 10 - A Freehold DETACHED Public House in an elevated position on a 0.75 Acre plot with PARKING and GARDENS - Close to AIRPORT with huge potential *** REDUCED PRICE FOR SALE BY AUCTION ***

Darlington Arms, Redhill, Bristol, BS40 5TE

FOR SALE BY AUCTION

LOT NUMBER 10

Wednesday 22nd July 2015

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

VIEWINGS

*** NO FURTHER VIEWINGS – AUCTION 22ND JULY

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

Please note there will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Mark Beaumont

Lindleys Solicitors

The Reading House

11 Alexandra Road

Clevedon

BS21 7QH

01275 877 277

MBeaumont@lindleys.net

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

A commanding detached property (circa 5,000 Sq Ft) arranged over three floors on a circa 0.75 acre plot with garages and outbuildings plus parking for approx 20 cars and far reaching rural views.

LOCATION

The Darlington Arms occupies a prominent trading location in Red Hill, near Wrington, North Somerset. The business benefits from ample off street parking to the side of the property. The Property is located just two miles away from Bristol Airport on the very busy A38, therefore benefits from a vast amount of passing trade.

Red Hill is an affluent village, which is surrounded by picturesque countryside. Wrington is approximately two miles away and boasts amenities including a small selection of shops, churches and a primary school.

LESS THAN 2 MILES FROM BRISTOL AIRPORT

The area is well served by the public transport system with several bus stops within easy walking distance of the property. The nearest railway station is approximately 7 miles away at Nailsea & Backwell. The area is also well served by the A-road system with the property situated on the A38, which links to the vast A-road and motorway networks. Bristol is approximately 9 miles away and Weston super Mare is 13 miles away.

THE OPPORTUNITY

After 20 successful years the current owners are now taking retirement and the property offers huge scope for the following;

BED AND BREAKFAST / AIRPORT

A large property in close proximity to Bristol Airport with huge potential for bed and breakfast and parking for the International Airport.

There is scope to extend the current accommodation to increase the number of rooms etc subject of PP

RESIDENTIAL DEVELOPMENT

We understand there is potential to redevelop either the existing property or the entire site subject to PP.

ALTERNATIVE USES

Nursery, Retail etc.

EXTENDED COMPLETION

8 WEEKS

PROPERTY DETAILS

Three storey property in a prominent trading position, briefly comprising:

Bar/restaurant area with:

Raised seating areas, carpeted and wooden flooring, wooden panelling, Victorian decorations, large wooden bar server with 1 x three door drinks chiller, 1 x two door drinks chiller, a range of wines, beers, spirits and ales, soft drinks, electronic cash register and credit/debit card machine, fireplace with wood burner, feature fireplace, soft bench seating and round tables.

Pool/darts room with:

Darlington Arms, Redhill, Bristol, BS40 5TE

Pool table, dart board and wooden panelling

Ladies and gents WC's.

Commercial kitchen with:

Stainless steel work surfaces, central island work surface, 6 x ring gas range/oven, 2 x deep fat fryers, overhead grill, double electric grill, Bain Marie, commercial dishwasher, extraction system, freezer, refrigeration and refrigerator/freezer.

Small kitchen storage area with glass washer and water heater.

Large walk in larder with small chest freezer, shelving and dry storage area.

Utility room with washing machine.

Lower Ground Floor with :

Upright freezer, chest freezer, ice machine, locked spirit store, bottle storage and ramp for barrel deliveries.

First Floor with:

Room 1: Family room with double bed, single bed, sink unit, carpeted flooring, wardrobe, chest of drawers, TV, and tea/coffee making facilities.

Room 2: Double bedroom with double bed, sink unit, carpeted flooring, wardrobe, chest of drawers, TV, and tea/coffee making facilities.

Room 3: Twin room with sink unit, carpeted flooring, wardrobe, chest of drawers, TV and tea/coffee making facilities.

Room 4: Double room with double bed, sink unit, carpeted flooring, wardrobe, chest of drawers, TV, and tea/coffee making facilities and en-suite with bath/shower, WC and wash hand basin.

Room 5: Double room with en-suite facilities. (currently unused as in early stages of modernising)

Bathroom with corner bath, WC and wash hand basin. Separate WC and wash hand basin

Private owners' accommodation with:

Double bedroom, private tiled bathroom with bath/shower, WC and wash hand basin and storage/wardrobe in hallway.

Second Floor with:

Family room with double bed, single bed and en-suite with bath, WC and wash hand basin.

Separate sofa/seating area with TV, tea/coffee making facilities and built-in wardrobes.

External with:

Ample off street car parking.

VAT

“ VAT will be payable on the purchase price unless the buyer complies with HMRC requirements applicable to the transfer of the business as a going concern “

EPC

For full details of the EPC please refer to the online legal pack.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be

considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk