



HISTORIC PHOTOGRAPH

Giant Goram

Barrowmead Drive, Lawrence Weston, Bristol, BS11 0JT

Freehold £295,000

- 1960s purpose-built public house in large housing estate
- Detached on prominent street corner
- Internal skittle alley
- Two bedroom owners flat
- Currently closed
- **NOTE: PLANNING PERMISSION FOR RESIDENTIAL CONVERSION REFUSED**

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SP Sidney
Phillips



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LOCATION

The Giant Goram stands in the heart of Lawrence Weston, surrounded by high volume housing developments, many of which were constructed in about 1960, at the same time as the public house.

Lawrence Weston adjoins the suburbs of Henbury and Shirehampton and lies to the northeast of the city centre which is approximately 4 miles distant. There is a regular bus service to the city centre and the A4 Portway lies on the fringe of the estate, providing direct access to the city centre and to junction 18 of the M5 motorway at Avonmouth. Lawrence Weston's eastern boundary is Blaise Castle Country Estate, with its woods forming an attractive recreation area. There are a variety of small retailers on shopping parades servicing the local community.

The property is detached and set back from the road junction of Barrowmead Drive and Middleton Road. The property is constructed of brick under a pitched, green, non-ferrous metal roof. There are additional flat roof sections.

TRADE AREAS

Separate entrance porch leading into the two main trading areas. The LOUNGE BAR provides space of approximately 48 square metres and has a panelled bar service counter with canopy over.

The SPORTS/PUBLIC BAR comprises approximately 92 square metres of customer trading space with three interconnecting sections. Again, there is a bar servery with mirror back bar display.

Rear Hallway to the OFFICE and CUSTOMER TOILETS. A KITCHEN is located between the two bar serveries.

An integral SKITTLE ALLEY can connect to the public bar. This also has a separate external entrance.

Basement BEER CELLAR comprising two large adjoining areas and a semi-basement room at the rear, previously used as a trade room.

OWNERS ACCOMMODATION

At first floor level with TWO DOUBLE BEDROOMS, SITTING ROOM, DOMESTIC KITCHEN, BATHROOM

and WC.

EXTERNAL

On two sides of the property there are CAR PARKS with spaces for 20 vehicles. Customer outside seating facilities. At the rear of the property are storage areas and a potential private garden.

THE BUSINESS

The Giant Goram was occupied by tenants of a former multi pub owning company prior to its closure in the autumn of 2019. There are no trading figures available.

The planning application for demolition and conversion to residential development was refused; this was appealed and once again refused by the local authority.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

TENURE & PRICE

FREEHOLD £295,000 to include fixtures and fittings.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

SERVICES

All mains services are connected. It is known that the gas central heating system has not worked for a considerable time.

Local Authority: Bristol City Council

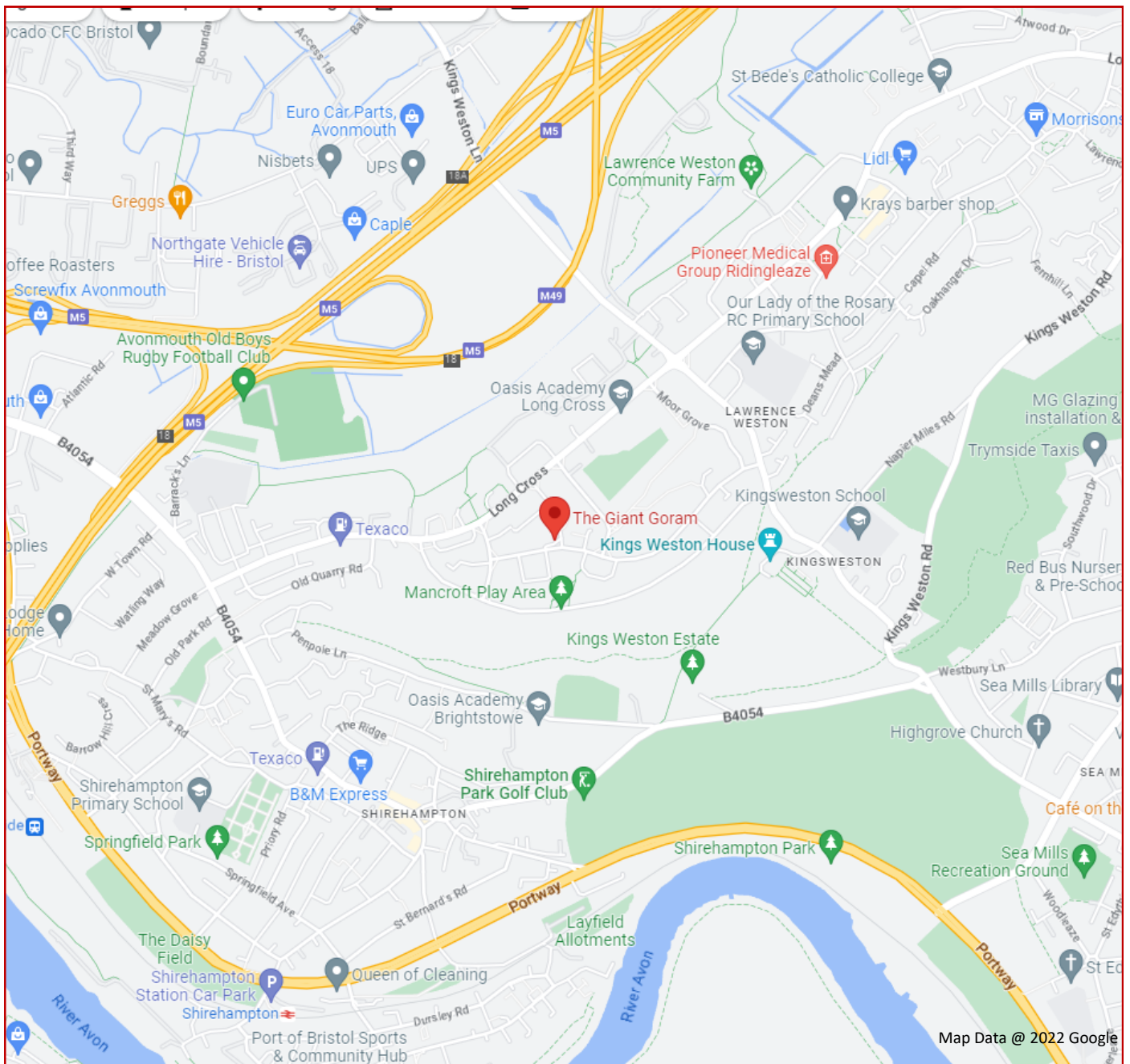
Rateable Value: £6,700 (as of 01 April 2023)



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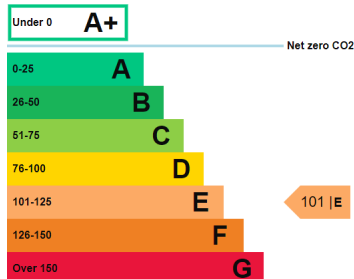


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Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES 01834 849795

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EPC Reference: 1401-7387-4884-9641-8113

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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