

**FOR SALE FREEHOLD – GUIDE PRICE: £795,000 + VAT**  
**CATHERINES INN, BLEADON ROAD, BLEADON, WESTON-**  
**SUPER-MARE, BS24 0PZ**



- Located in the popular village of Bleadon around 4 miles from Weston-super-Mare
- Situated just off the A370 Bridgwater Road which has a daily traffic flow of c. 18,000 vehicles
- Imposing public house with around 175 internal covers
- Good size plot of 1.683 acres
- The property will appeal to local and regional public house and restaurant operators
- Alternative use potential, subject to obtaining the necessary consents

## Location

Bleadon is a popular, scenic village in North Somerset, nestled between the Mendip Hills and the River Axe. The village benefits from convenient access via the A370 and A371, lying approximately 4 miles south of Weston-super-Mare town centre and around 4 miles from Junction 22 of the M5, providing strong regional connectivity. There is a good range of local amenities including Bleadon Farm Shop which incorporates a Post Office, café, butchers and general store, a hair and beauty salon, two garages and Riverside Holiday Village West Country Park which is a popular destination offering a mix of privately owned and rental static caravans, along with touring pitches.

Catherines Inn is located to the east of the village fronting Bleadon Road, just off the A370 Bridgwater Road, which carries a daily traffic flow of circa 18,000 vehicles. The property is located within walking distance of all the aforementioned amenities in the village.

## Property Description

The property comprises a two-storey detached public house with painted elevations under a tiled roof, with various later single-storey additions under flats roofs. The site is split level with the majority of the car parking being on a higher gradient to the pub.

## Accommodation

The property comprises of an open plan interlinking bar and restaurant which can accommodate in the region of 175 internal covers. The bar area is located to the left-hand side of the property and has a central servery, 1 x TV screen, 1 x AWP and a darts board.

Ancillary accommodation includes ladies, gents and accessible WC's, commercial catering kitchen, walk in chiller and freezer, wash up area, ground floor beer store, staff changing room, laundry room, office (first floor) and various storage areas.

The private accommodation is situated on the first floor and comprises 3 bedrooms, living room, bathroom and kitchen.

Externally, the property benefits from extensive grounds including a trade terrace, children's play area, smoking solution and bin. There is a split level car park for circa 45 vehicles, plus 6 EV bays. Part of the plot towards the upper gradient beyond the car park is covered with woodland and trees.

The property's total GIA is around 8,418 square feet and it sits on a plot size amounting to circa 1.683 acres.

## Tenure

Freehold. The property is held under Title Number AV127792 and the Title Plan is included on page 5.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. Part of the lower car park sits within Flood Zone 3. For further information please contact the local authority.

## Services

We understand that the property is connected to mains gas, electricity and water. The property is not on mains drainage and there is a septic tank for all waste water.

Interested parties must rely on their own enquiries to confirm the supply of services.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Stock in Trade

Stock in trade and unbranded glassware will be purchased at valuation upon completion.

## TUPE

TUPE regulations may apply.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £59,500 with effect from 1<sup>st</sup> April 2026. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

## EPC

An EPC has been requested.

## Virtual Tour

<https://my.matterport.com/show/?m=nizLwLsuisP&help=1&gt=1&ts=1>

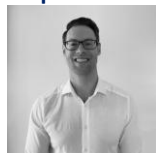
## Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

## Anti Money Laundering

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

## Enquiries

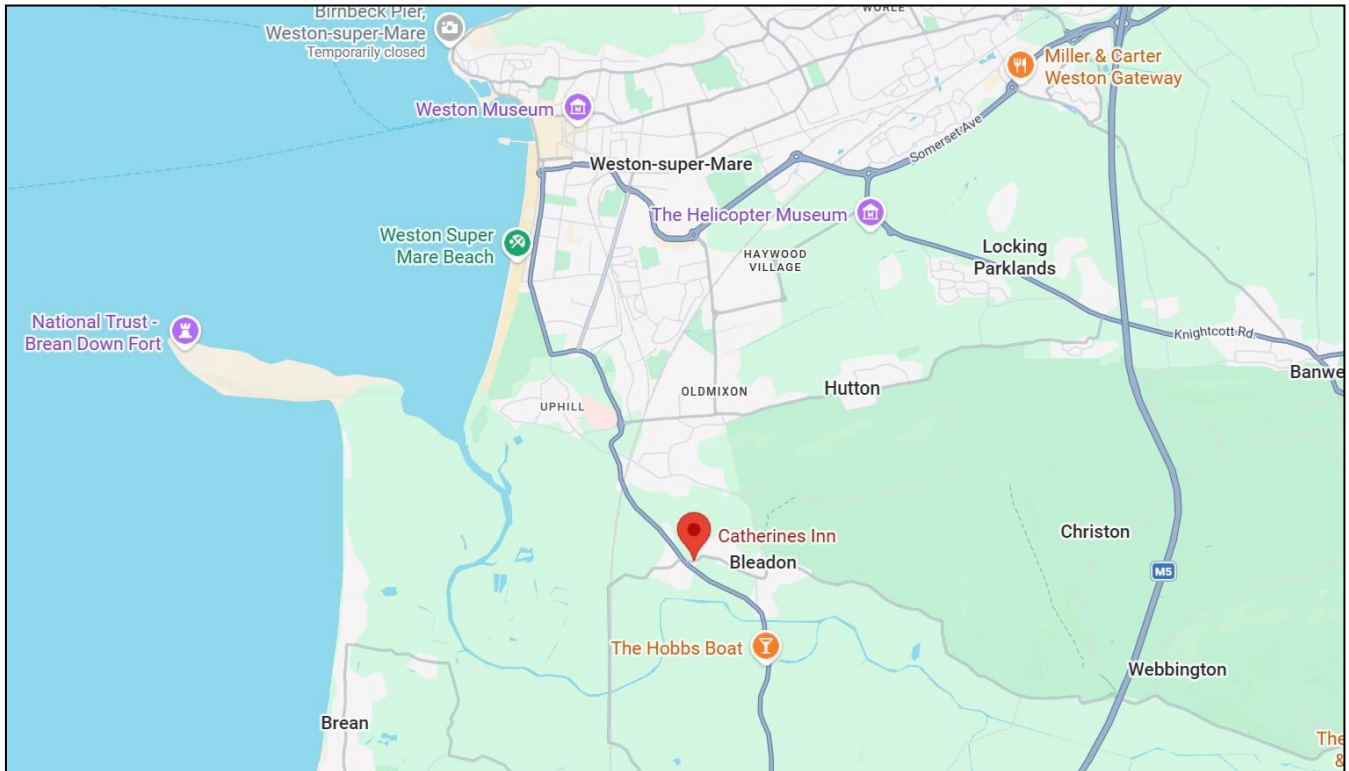


Contact: George Walker  
Tel: 07359213606  
Email: george@wtsccommercial.co.uk

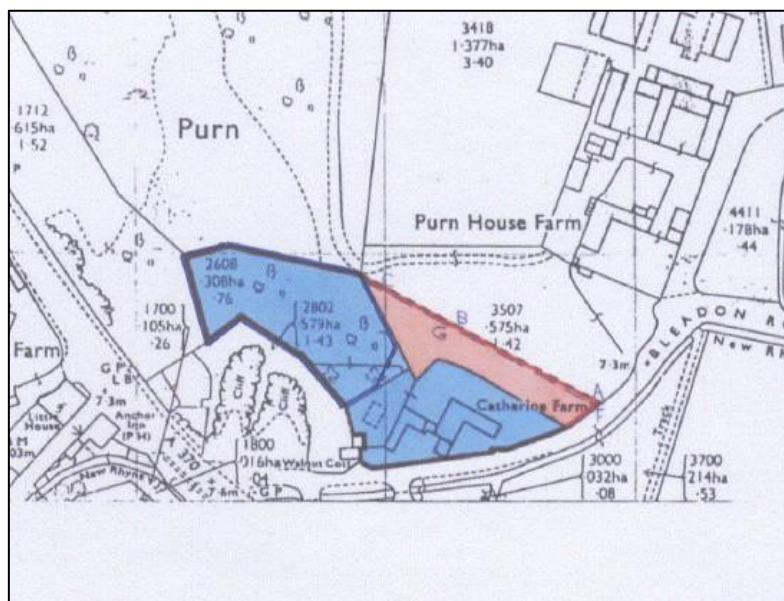




**Location Plan**

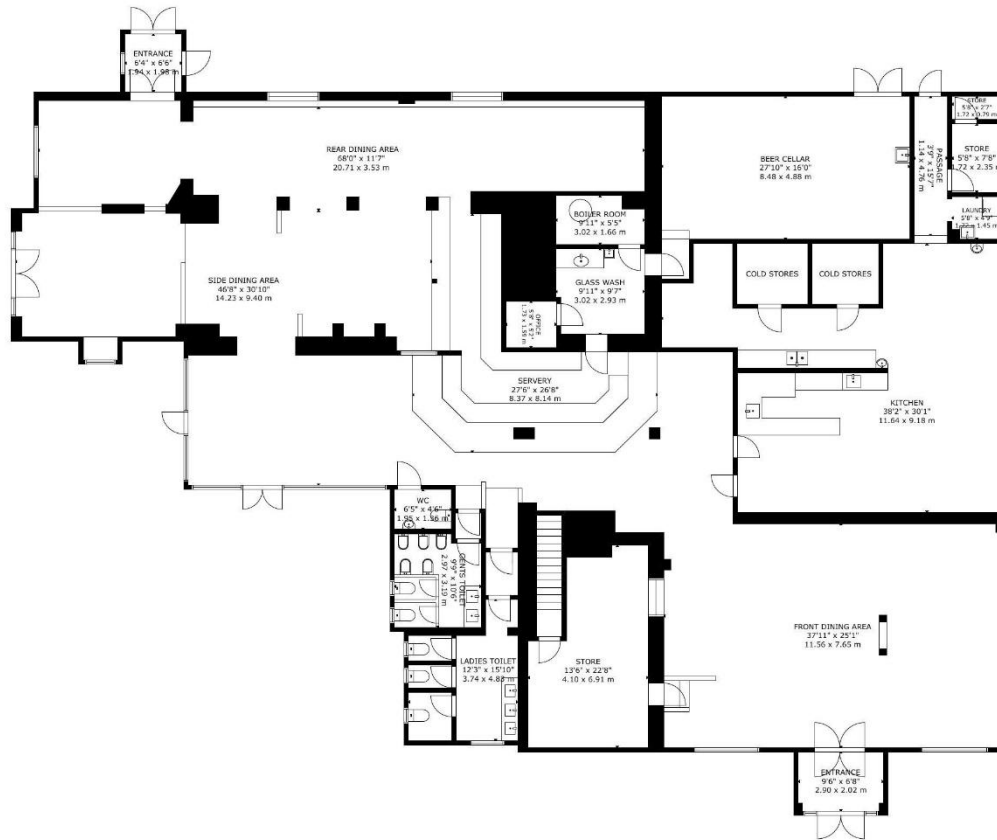


**Site Plan**



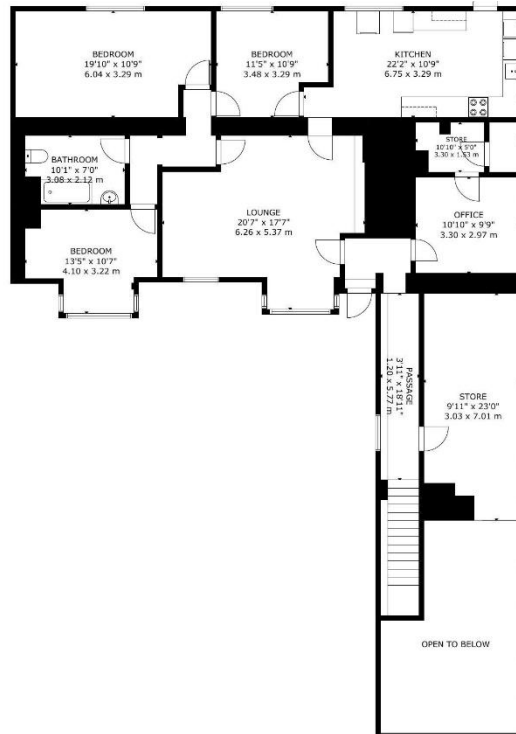
**Important notice**

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GROSS INTERNAL AREA  
TOTAL: 782 m<sup>2</sup>/8,418 sq.ft  
GROUND FLOOR: 607 m<sup>2</sup>/6,534 sq.ft, FIRST FLOOR: 175 m<sup>2</sup>/1,884 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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FIRST FLOOR

## Our Services & Offices

