

LANDMARK HISTORIC DESTINATION PUB RESTAURANT FOR SALE ARNOS VALE, BRISTOL – POTENTIAL FOR OTHER USES



CASTLE, ST PHILIPS CAUSEWAY, ARNO'S VALE, BRISTOL BS4 3BD

- Iconic Grade I Listed Landmark Building (Black Castle)
- Prominently situated on the busy St Philips Causeway (A4320)
- 214 internal covers and 102 external covers – large, enclosed courtyard
- Circa 8,600 sq. ft - fully fitted to high standard – open and trading
- Held leasehold expiring March 2034 – Rental offers considered for new sublease

LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT OR POTENTIAL FOR NEW LEASE SUBJECT TO CONTRACT - Sole Selling Agent

COUNL487

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Location

Prominently located on St Philip's Causeway (A4320) in the Arno's Vale area of Bristol, a well-established commercial and residential suburb approximately 1.5 miles to the south-east of Bristol city centre. The property benefits from strong roadside visibility and high volumes of passing traffic, with excellent connectivity to the A4 Bath Road and Bristol Temple Meads railway station, as well as the wider motorway network via the A4174 Ring Road.

The area is well served by public transport, with Lawrence Hill railway station located approximately 0.8 miles from the property, providing regular rail services. Bristol Temple Meads, the city's principal station, is also within approximately 1.2 miles, offering extensive regional and national connections.

[Link to Street View](#)**Description**

Historically known as the Black Castle, this Grade 1 Listed 18th century sham castle was built between 1745 – 1755, originally used as stables, offices and pleasure rooms and subsequently converted to a pub many decades ago. Externally, the property benefits from a shared customer car park with Sainsbury's.

Accommodation (see plan attached)

Large single storey trading pub with multiple dining and lounge zones providing some 214 internal covers and a central courtyard which is a defining feature with 102 external covers. Customer toilets. Comprehensive back of house including; fully fitted trade kitchen with mechanical extraction, beer store, staff rooms and multiple stores.

<https://www.greeneking.co.uk/pubs/avon/castle>

Floor Area: 8,600 sq ft GIA (not measured and very approximate)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol. We are awaiting a copy of the premises licence. Opening hours 11:00am to 11:00pm through the week and midnight on Friday and Saturday, 10:30pm on Sunday.

Planning

The property is Grade I Listed and lies within Amos Vale Conservation Area.

Rating Assessment

Listed as a public house and premises with an RV of £58,500 w.e.f. from April 2026

Tenure

Held leasehold for a term of 30 years expiring 24/3/2034 at a passing rent of £167,042 per annum subject to an open market review 2029.

Our client is seeking to assign their lease but would consider a subletting at a market rent or happy to discuss a new lease with the landlord.

User: licensed public house, pub restaurant, hotel or any other use within the meaning of Class A1, A2 or A3 of TCP(UC) Order 1987, together with any residential, office, nightclub or health club use in addition to the principal use.

EPC – Rating C – [Link to EPC](#)

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

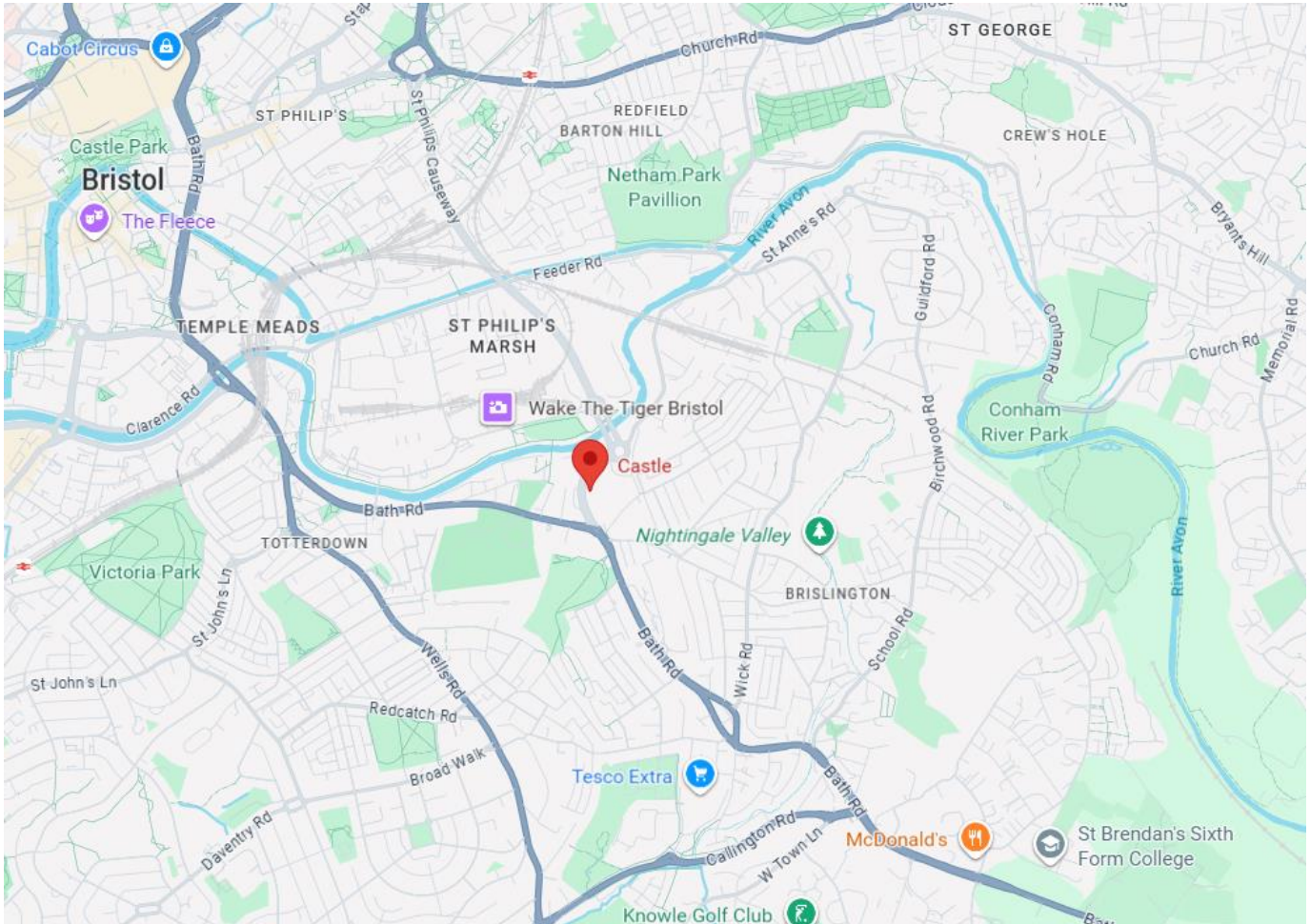
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

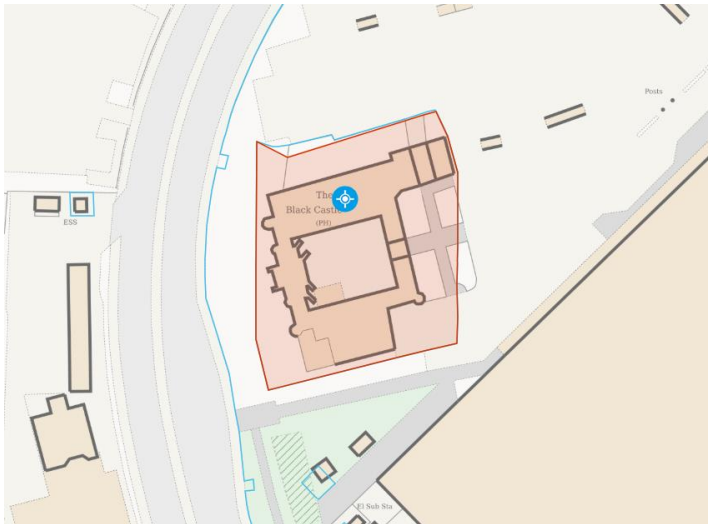
For further information or to organise a viewing, please contact Eren Gurpinar on Tel: 07798883695 or Email: Eren.Gurpinar@agg.uk.com or Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



Nimbus Maps. Not to scale - Provided for indicative purposes.

Floor Plan

