



## NEW FOUND OUT, BRISTOL BRISTOL BS3 4UB

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£15,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The New Found Out is a traditional-style pub set on a quiet corner plot in the vibrant suburb of Totterdown, just outside the centre of Bristol. Tucked away on a back street, it blends seamlessly with the area's distinctive character—famous for its colourful terraced houses, steep streets, and creative, community-focused atmosphere. Once a predominantly working-class neighbourhood, Totterdown has grown into a lively mix of long-time residents, artists, and young professionals, creating a warm and welcoming environment. Despite its tucked away location, the pub remains easily accessible from the city centre. Its setting and charm make the New Found Out well-positioned to serve the local community while also attracting visitors from across Bristol.

#### Pub Layout

The New Found Out has a single bar that serves two distinct areas: a traditional bar space and a more relaxed lounge area, creating a versatile and welcoming environment. Throughout the pub, there is a mix of fitted and loose seating, providing flexibility and comfort for a wide range of customers. Screens are positioned across both areas, making it an ideal spot for watching live sport. There are two entry points to the pub, with access available through both the bar and lounge areas. Externally, the pub has recently undergone refurbishment, enhancing its street presence. Outside, there is space to the front of the pub for seating, as well as a small, enclosed rear courtyard with partial shelter offering a cosy spot for outdoor drinks in any weather.

### TRADING STYLE

The pub is primarily wet led, it is well-known for its vibrant sports atmosphere and live music events. It's a popular destination for local groups, including two darts teams, who make regular use of the space. The pub boasts a great selection of cask ale, alongside a premium range of drinks that cater to a variety of tastes. The open fire adds to the welcoming, cosy atmosphere, making it a great spot for locals to relax and enjoy a drink in good company. There's potential to further capitalize on the venue's strong community ties and lively ambiance.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is in good order with 2 bedrooms, a lounge, kitchen and bathroom

### FINANCIAL

**Annual Rent:** £28,000

**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £5,000

**Stock:** £5,000

**Business Rates:** £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

**Fixtures and Fittings:** To be confirmed upon valuation – funding options may be available for the right licensee.

**Tie:** All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**



Sports Driven



Community  
Local



Open Fire



Cask Ale



Live Music



Sports Teams



Beer Garden

## BDM VISION

A local operator with a good understanding of the area and its community could be a real asset. Someone with the right business acumen, fresh ideas, and plenty of energy would be well-placed to drive the pub forward. Local insight can help tailor the offer to suit the needs and preferences of the community, giving the business a strong foundation for success.



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