



REF: 460

The Kings Head

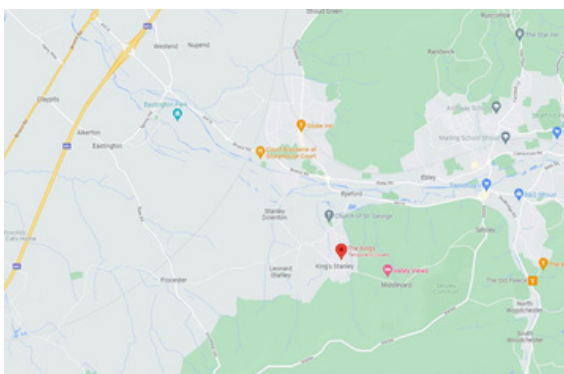
Kings Stanley, Stonehouse,
Gloucestershire GL10 3JD

LEASEHOLD

£15,000



£15,000 is thought to be the value of fixtures and fittings. In addition, there will be a need to budget for a rent deposit plus stock and working capital.



FEATURES

- Cotswold village unopposed public house
- Character bar (40) and function room / skittle alley (40)
- Snug / games bar also on ground floor
- First floor restaurant / function room (40)
- With commercial fitted kitchen on first floor
- Three letting bedrooms
- Car park and gardens front and rear
- Three bedroom owner's home

Location

Kings Stanley is a small Cotswold village situated directly on the 'Cotswold Way' which runs from the town of Wotton-under-Edge to Stroud.

Stroud is only a few miles away as is the M5 Motorway at Junction 13.

Other nearby places of interest include Cheltenham Racecourse, Bristol and The Forest of Dean.

The Kings Head is situated in the centre of the village.

The Business Premises

On the ground floor is a large refurbished Public Bar with flagged stone floors, a feature fireplace and beamed ceilings.

A smaller bar area can be used as a Café or Lounge.

The main bar seats approximately 40 and the smaller bar 15.



Also on this level is the function room / skittle alley which can accommodate 40 to 60 covers.

This area is well used by skittle teams and for functions.

The 40 cover restaurant is traditional with beamed ceilings and is located on the first floor next to the well equipped trade kitchen.



The kitchen can serve the bar and lounge areas via a dumb waiter.

The letting bedrooms are made up of two double and one twin. Plans are in place to make all rooms en-suite.



Externally there is a large trading area to the front with seating for 30 and a small patio to the rear for 20.

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



In addition there is a car park to the rear with two entrances and 20 spaces.



Owner's Home

On the second floor, the owner's private home comprises of three bedrooms, lounge, kitchen and bathroom.

The Business

Is currently under temporary management.

We are unable to warrant any trading accounts although we understand that pre-Covid this was a business taking in excess of £6,000 per week.

It is expected that new owners, after developing the business, will enjoy an annual turnover of £400,000

Tenure

The property is available on the basis of a brand new tenancy with the Stonegate Group.

There will be a wet tie to the Stonegate Group for wet sales products.

Annual rental in year one is anticipated at £18,000 per annum.

Viewing and Further Information

Strictly by appointment and under no circumstances must any approach be made directly to the business.

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email:

bruce@sprosen.com