



Ref: 785

The Old Restoration
55-57 High Street, Cheltenham,
Gloucestershire GL50 1DX

Rent Deposit
£5,000



£5,000 is the rent deposit payable to the landlords.

Further funds will be needed for the payment of stock, advance rent, working capital and fixtures and fittings.

Fixtures and fittings can sometimes be purchased over a period of time.

FEATURES

- Cheltenham town centre public house
- With seating for 72 and vertical drinking space for 30 plus
- Well fitted commercial catering kitchen and refurbished WC's
- Currently trading with limited hours
- Three-bedroom owner's home with private kitchen

LOCATION

The town of Cheltenham Spa is situated on the edge of the Cotswolds in an area of outstanding natural beauty. It is famous for its beautiful Georgian architecture, historic schools and famous racecourse.

The whole area is well populated with many local people who use the business all through the year and, of course, there is also a strong tourist trade to this area all through the year as well.



THE BUSINESS PREMISES

The premises are extremely well presented and have been refurbished throughout in the past 12 months comprise the following:

Snug Bar

Snug Bar for 10 with separate games area which seats 12.

Lounge Bar Servery

The attractive long Bar Servery serves a refitted seating space for 36 with plenty of standing room.

Two Further Seating Areas

There are two further seating areas which are used for both eating and drinking seating 36 and 22 respectively.



Ladies WC's

Gents WC's

PRIVATE QUARTERS

On the first floor there is a self-contained home including three bedrooms, kitchen, lounge, bathroom.

THE BUSINESS

Is currently open and trading on a limited basis.

The landlords believe that this business should be trading at circa £10,000 per week.



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 given 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.

TENURE

The property is available on the basis of a brand new 5 year tenancy with Butcombe Brewery.

There will be a tie to Butcombe in respect to the supply of drink products. There is no tie in respect to food.

A rent discount will be granted in the first year of the agreement. Headline rent is £25,000.

Do feel free to contact us for further information.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0198-2930-8430-6100-5703>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com

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