



REF: 789

Hobnails

Little Washbourne, Tewkesbury,
Gloucestershire GL20 8NQ

Leasehold
£39,500



**£39,500
for the extensive
trade fixtures & fittings,
goodwill and lease.**

**Extra funds will be needed
for the purchase of
stock at valuation and rent deposit.**



FEATURES

- Free-of-tie famous roadside pub set in 4.5 acres
- Taking over £15,000 per week from 5-day trade including popular carvery
- Full of character with multiple internal seating areas – 130 capacity
- Fully fitted commercial kitchens and professional carvery dispense
- Planning consent for 8 Shepherds Huts
- Car park for 70
- Beer garden for over 200
- Large paddock offers multiple business opportunities
- Private accommodation

LOCATION

Situated on the B4077, the property occupies a strategic position approximately 6 miles east of Tewkesbury and 6 miles south-west of Evesham.

The site is situated just one mile from the A435, providing convenient access for commuters and visitors. It is a popular destination for racegoers, located only 15 minutes north of Cheltenham Racecourse. The nearest rail connection is Ashchurch for Tewkesbury, located roughly 4 miles from the property.

THE BUSINESS PREMISES

A large entrance vestibule

With quarry tiled floor leads into:

The Stable Bar (Customer Seating Area 1)

Seats 15 together with a huge open fireplace.

The Larder (Customer Seating Area 2)

Seats 10 in a separate private dining area with heavy beamed ceiling and half panelled walls.

Main Bar (Customer Seating Area 3)

Seats 35 and surrounds the main 'U shaped' bar servery which has a panelled front, back bar fridges and a full range of trade equipment.

Uncle Jeff's Cottage (Customer Seating Area 4)

Seating 12. A lovely area with exposed beamed walls and ceiling.

The Scullery (Customer Seating Area 5)

Seating 12 with heavy beamed ceiling.

The Pantry (Customer Seating Area 6)

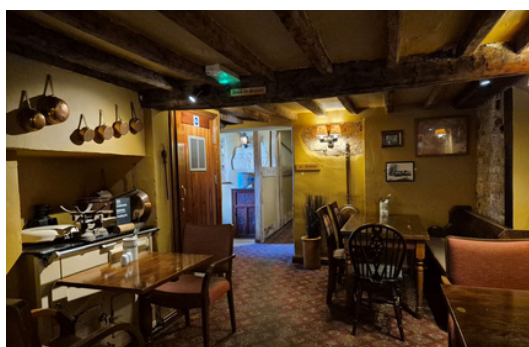
A nook private dining area for 4 with part exposed stone walls.

Customer Seating Area 7

Seats 7 in a lovely characterful space.

The Billiard Room (Customer Seating Area 8)

Seats 46 in a dining area full of character with beamed ceilings and half panelled walls and many other characterful features. This space is often used for private functions.



Carvery Dispense

With a professionally fitted carvery unit and three heated cabinets.

Ladies & Gents WCs

Commercial Kitchens

The substantial commercial kitchens are professionally presented with non-slip floor and a full range of equipment including two combination ovens, six ring commercial hob and oven, griddle, two deep fat fryers, chargrill, commercial extract unit, deep bowl sink unit, pass through dishwasher etc.

Commercial Kitchen Store

With two walk-in cold rooms.

Cellar

PRIVATE QUARTERS

Situated on the First Floor with:

One double bedroom, office open-plan lounge/kitchen and bathroom.

OUTSIDE

Car Park

There is a large car park for around 70 vehicles, floodlight, mostly tarmac and mostly marked.

Beer Garden

With customer seating to the front for 10 beside an old wishing well.

To the side with covered seating for 16.

To the rear with covered seating for 24 and for around 100.

Further beer garden includes a children's play area and covered seating for 60 in a lovely riverside position.

Outside – Back of House

A patio area for waste storage with a storage shed and further storage unit.



THE PROPERTY

Occupies a plot size of 4.59 acres offering extensive countryside views.

Grade II listed and dates in part to 1473. This substantial detached property occupies a major roadside position. There is LPG gas, mains electric and treatment tank drainage.

PLANNING

Has been passed for erecting of 8 Shepherds Huts within the grounds.

Further information can be seen by the following link <https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4KBTOQDIE600>

THE BUSINESS

Opens just 5 days a week. Closed Monday and Tuesday. Other days the business opens from 11 am to 10 pm and until 8 pm on Sundays.

The business is famous for its excellent carvery which is on offer on Thursday and Sunday.

Annual sales to year ended November 2025 was in the sum of £764,000.

Further accounting information can be provided on signing a Non-Disclosure Agreement.

TENURE

The property is subject to a free-of-tie FRI 20-year lease with a current annual passing rent of £88,204 per annum.

Rateable Value

From 1 April 2026 it is £44,000.

This is not what you will pay.

EPC link –

<https://find-energy-certificate.service.gov.uk/energy-certificate/0440-0831-0759-1209-3092>



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