



REF: 811

## The Plough at Ford

Ford, Temple Guiting, Cheltenham, Gloucestershire, GL54 5RU

**Tenancy - Nil Premium**



**No premium payable. The incoming tenant will pay for the trade fixtures and fittings at valuation, plus a rent deposit and stock at valuation.**



## FEATURES

- A renowned 16th-century Cotswold stone dining pub with letting accommodation, set directly opposite Jackdaws Castle racing stables
- Very substantial turnover generated from both food and wet (bar) sales
- Strongly food-led trading business with extensive dining and a substantial commercial kitchen
- Three en-suite letting bedrooms in a separate letting building, with further conversion potential
- Five further bedrooms to the first floor of the main building
- Bar and dining seating for around 50 covers across two trading areas, plus a further locals' bar
- Beer garden and grounds with seating for up to around 120, plus a marquee area for around 50
- Two car parks providing in excess of 40 spaces, with further parking to the front of the pub
- Long-standing association with National Hunt racing – a favourite haunt of jockeys and trainers

## LOCATION

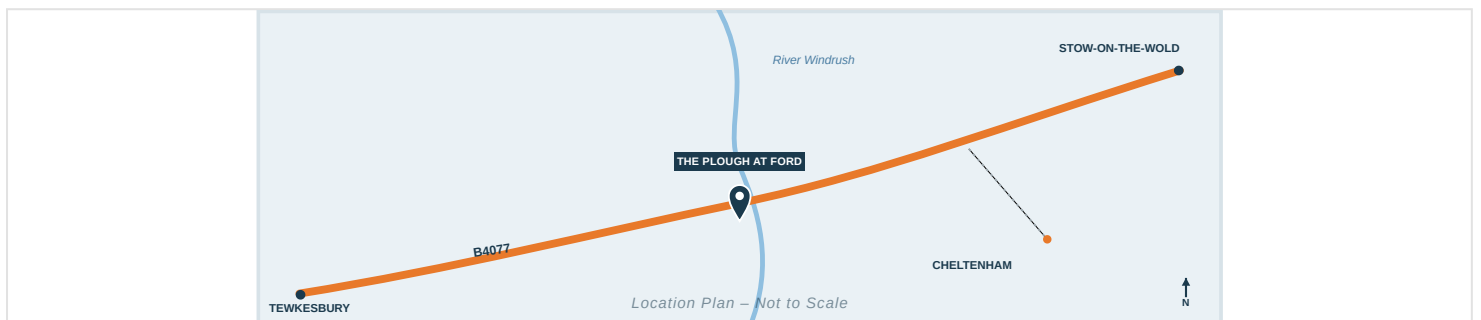
Ford is a small Cotswold hamlet within the civil parish of Temple Guiting, Gloucestershire, lying on the B4077 between Tewkesbury and Stow-on-the-Wold, at the point where the road crosses the upper reaches of the River Windrush.

The Plough sits directly opposite Jackdaws Castle, the well-known racing stables of trainer Jonjo O'Neill, and the pub has built a strong association with National Hunt racing over the years, including being named Racing Pub of the Year. It is a favourite haunt of jockeys and trainers, particularly during the Cheltenham Festival, when a large marquee is erected in the grounds to accommodate racing visitors.

The Cotswold town of Stow-on-the-Wold is a short drive away, with Cheltenham – including Cheltenham Racecourse – and the wider central Cotswolds (Winchcombe, Broadway and Chipping Campden) all within easy reach. Nearby attractions include Sudeley Castle, Hailes Abbey and the Cotswold Farm Park.



## LOCATION PLAN



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.

## THE BUSINESS PREMISES

### Entrance Vestibule

With a flagstone floor, leading to both the Public Bar and Lounge Bar.

### Lounge Bar / Dining Area

Seating 26. A stunning trading space with exposed stone walls, beamed ceilings, wood-burning stoves, huge fireplaces and quality furnishings. Steps lead to the Overflow Dining Room.

### Overflow Dining Room

Seating 24. A double-aspect room with part exposed stone walls, fireplace and other character features.

### Bar Servery

A well-organised space serving both bar areas, with non-slip floor, back bar fridges, glass washer, coffee machine and other equipment.

### Locals Bar

Seating around 12, with red tiled floor.

### Locals Bar Seating Area

Seating 20, with flagstone floor, exposed stone walls, exposed beamed ceilings and wood-burning stove.



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### **Cellar**

Located directly below the bar area.

### **Vestibule to WCs**

With flagstone floor.

### **Gents WC**

Well presented, with tiled floor, three urinals and WC cubicle.

### **Ladies WC**

Well presented, with two WC cubicles and tiled floor.

### **Commercial Kitchen**

Professionally fitted, comprising:

#### **Wash-Up Area**

Having pass-through dishwasher, double bowl sink unit and a range of workstations.

#### **Preparation Area**

With a range of workstations and walk-in cold room.

#### **Main Commercial Kitchen**

With a range of equipment including two six-ring hobs and commercial ovens, deep fat fryers, microwave ovens, Rational combination oven and professional commercial extract.



## PRIVATE ACCOMMODATION

### Ground Floor Office

Could be used as a lounge.

### Ground Floor Bathroom

With shower cubicle, wash hand basin and WC.

### First Floor Landing

Stairs lead to the first floor landing, providing access to:

### Shower Room

With double walk-in shower, WC and wash hand basin.

### Lounge

With fireplace.

### Double Bedrooms One to Five

Five double bedrooms, many with wash hand basins, fireplaces and other features.

### Ground Floor Utility Room

With boiler and walk-in cold room.



## LETTING ACCOMMODATION

A separate detached letting building, reached via external steps to the first floor landing, provides three further letting bedrooms – each named after a celebrated National Hunt racehorse, reflecting the pub's close ties to the neighbouring racing stables.

### Letting Room 1 (Red Rum)

Double bed, single bed and shower room.

### Letting Room 2 (Arkle)

A double bedroom with double bed and shower room.

### Letting Room 3 (Desert Orchid)

A family room with double bed, single bed and shower room.

### Ground Floor Storage

Located beneath the letting rooms, comprising three further storerooms with possibilities for further conversion, potentially into additional letting bedrooms (subject to consents).



## OUTSIDE

### Second Set of WCs

Located directly off the rear trade garden, with separate ladies and gents facilities.

### Marquee Area

A tarmacadam area, currently covered by a marquee, seating around 50 at bench seating – well used during the Cheltenham Festival.

### Beer Garden

A beautiful beer garden surrounded by high Cotswold stone walls, with extensive customer seating for up to around 120.

### Private Lawned Area

Provides access to a second large fenced lawned area, which could realistically double the size of the beer garden if brought into use as part of the business.

### Car Park One

A tarmacadam car park with 21 spaces.

### Car Park Two

Another large tarmacadam area with spaces for at least 20 further vehicles. In addition, there is a further tarmacadam area to the front of the pub.



## THE BUSINESS

We cannot warrant any trading figures nor can we provide detailed profit and loss accounts. However, we are advised that The Plough at Ford is open and trading, generating a very substantial turnover from both food and wet (bar) sales.

This is a strongly food-led business, reflecting the extensive dining areas and substantial commercial kitchen. The letting bedrooms have not been let by the current operators, representing great, largely untapped potential for additional letting income.

Further detailed trading information can be provided to interested parties on request to the agent.



## TENURE

The Plough at Ford is available on the basis of a brand new tenancy with Donnington Brewery.

There will be a tie to Donnington Brewery for wet sales products.

Annual rent: To be confirmed.

## RATEABLE VALUE

Rateable Value: £44,500. Likely rates payable: circa £16,800 per annum (subject to confirmation).

## VIEWING AND FURTHER INFORMATION



Please Call or Whatsapp:

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Bruce Sprosen 07467 947296 (out of hours)

Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)

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