



Yew Tree

Conderton, Tewkesbury, Gloucestershire, GL20 7PP

- Cotswolds Character 17th Century Village Hostelry
- Three characterful interconnecting trade areas (80)
- Four bedroom owners accommodation
- Extensive enclosed lawned and patioed gardens (100+)
- Recently refurbished
- Favourable private free of tie lease

Leasehold | £15,000



LOCATION

The lovely Cotswold Village of Conderton stands in the Vale of Avon on the south side of Bredon Hill. Despite its lovely rural situation it is conveniently located for commuters being just off the A46 trunk route which links the market towns of Tewkesbury and Evesham and is only four miles from junction 9 of the M5 motorway.

At the very heart of the village is the Yew Tree, a most attractive Grade II listed 17th century building constructed of traditional Cotswold Limestone beneath a pitched tiled roof. It has a wealth of period charm and character and was sympathetically refurbished by our clients just over 12 months ago. It is now being offered to let on favourable private free of tie lease terms and is described as follows:

TRADE AREAS

Entrance Vestibule providing access into MAIN BAR with a Reception Section which has assorted fixed and loose seating arranged adjacent to a SERVERY which has beamed and plastered frontage. This area has heavily beamed ceiling. This opens out into a DINING AREA which has stone flagged floor, beamed ceiling and seating for 16 diners, part of which is recessed into an old inglenook fireplace which houses the old bread oven. The trade rooms open out into two further dining areas. The first one being a former lounge which has part carpeted and part stone flagged floor, heavily beamed ceiling and dining tables and chairs for a further 16 customers. There is a further RESTAURANT AREA to the rear which again has stone flagged floor, beamed ceiling and seating for 14.

A set of LADIES and GENTLEMEN'S TOILETS

CATERING KITCHEN being comprehensively equipped with full selection of stainless steel catering effects and work surfaces, having Altro non slip flooring, turbo fan, combi oven. There is a FREEZER ROOM/DRY STORE off.

At basement level is the BEER CELLAR which has delivery access from the front of the premises via a lift.

OWNERS ACCOMMODATION

At first floor, of good size and consists of DOMESTIC LOUNGE, FOUR BEDROOMS, all of double size, one having en suite SHOWER ROOM and one currently being utilised as the pub's office. There is a KITCHEN with fitted units and a FAMILY BATHROOM.

EXTERNAL

The trade gardens are a feature of the pub. They include large PATIOED AREA and similar larger LAWNED SECTION. The patioed areas are on split levels and partially covered by a large marquee which has retractable sides opening out onto the lawned area during the Summer months, but can also be a heated internal room when the weather is less inclement. In total there is external seating for well over 100 customers.

To the front of the property is a draw-on hard standing CAR PARK with space for four vehicles.

THE BUSINESS

Our clients acquired the property in October 2019 and immediately undertook a complete refurbishment programme. They reopened for trade in January 2020. Takings averaging approximately £10,000 per week including VAT. The business subsequently had to close due to the Covid-19 and has subsequently operated since July 2020 under the appropriate restrictions.

LICENCE

A Premises Licence is held.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG gas for cooking.



LEASE TERMS

PREMIUM	£15,000
INVENTORY	This is a furnished lease with the freeholder retaining ownership of the trade contents. They are to be maintained by the tenant and if appropriate replaced on a "like for like" basis.
TERM	Six years.
RENT	£30,000 per annum plus VAT
RENTAL PAYMENT TERMS	This rent to be payable monthly in advance and reviewed every third year of the term.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a security deposit equivalent to one quarter's rent.
LANDLORD & TENANT ACT	This agreement will be protected by part II of the 1954 Landlord & Tenant Act.
ASSIGNMENT	The agreement will be fully assignable.
REPAIRS	This not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
VAT	Our client has elected to charge VAT on property transactions and therefore VAT needs to be charged upon the rent.
TIE	This agreement will be free of any trade tie.
INSURANCE	A buildings insurance policy will be held in the name of the freeholder and cost of the same charged back to the tenant by way of an insurance rent.

The property is Grade II listed.
Therefore it does not require an EPC

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