



White Horse Inn

Church Road, Upper Soudley, Cinderford, Gloucestershire GL14 2UA

- Investment Sale
- Attractive Village Pub
- Three bars and skittle alley
- Three bedroom owners accommodations
- Gardens and car park.
- Set in over on-third of an acre
- Longstanding tenant on secure agreement
- £17,165 per annum rent — 8.2% yield

Freehold | £210,000



LOCATION

The village of Soudley is a pleasant much sought after residential location and thriving village in the Royal Forest of Dean, Gloucestershire. The village is positioned on the eastern side of the forest approximately 2 miles from Cinderford and close to the towns of Newnham, Blakeney and Lydney, which all reside on the Severn Estuary along the A48 between Gloucester and Chepstow. The area is popular with tourists, especially that of the outdoor enthusiasts with its many walking, bridleway and bike trails. The village has several attractions the main being the Dean Heritage Centre, Soudley Ponds and the Blaze Bailey View Point, all of which prove popular.

The White Horse Inn occupies a prominent location on a junction at the centre of the village within walking distance of the aforementioned attractions and is a character cottage style property that appears to be constructed in the main of brick with part render and colourwashed elevations under a pitched slate roof to the main and enjoys a large linear site that provides trade garden and extensive car park.

PROPERTY

GROUND FLOOR

The PUBLIC BAR is a room of much character with part carpeted floor, feature stone open fireplace and part timber backed fixed wall bench seating with dark wooden stained traditional chairs and tables for 20 customers. Counter from CENTRAL BAR SERVERY with panelled frontage. LOUNGE BAR, an attractive room with carpeted floor, feature stone fireplace, fixed and loose traditional seating for 20 or so customers. Curved stone fronted bar counter to CENTRAL SERVERY. Bi-fold door access through to the SKITTLE ALLEY, which can be left open to combine the two trading areas, if required. The skittle alley has carpeted seated area and wood sprung main alley having feature vaulted beamed ceiling and assorted seating for 40 customers.

Separate POOL ROOM, which has in the past been utilised as a dining area, it currently has carpeted floor, stucco style plastered walls and houses a pool table.

CATERING KITCHEN having tiled floor, part tiled walls, full selection of commercial and domestic catering effects and equipment. LADIES AND GENTLEMENS TOILETS. Door access from behind the servery to ON LEVEL BEER CELLAR with access to the side of the property.

FIRST FLOOR

PRIVATE ACCOMMODATION comprising LOUNGE, BATHROOM, separate WC, UTILITY ROOM AND THREE DOUBLE BEDROOMS.

EXTERNAL

To the rear of the property is a large GARAGE of corrugated steel construction offering storage and contains freezers which have convenient access to the trade kitchen. There is a hardstanding CAR PARKING with space for approximately 30 vehicles.

LEASE AGREEMENT

This is an investment sale. The property is being sold without vacant possession subject to the existing tenant's agreement.

Term Ten years which commenced in May 2014.

Repairs & Insurance

The property is held on a full repairing and insuring lease. The landlord to insure the building and recover the premium from the tenant on a reimbursed basis only. The tenant to insure against public liability and contents lost.

Landlord & Lessee

The agreement is protected by Part II of the 1954 Landlord & Tenant Act

Fixtures & Fittings

The trade Inventory of furniture, fittings and effects are owned by the current Lessee.

Tie The agreement is free of any trading tie.

Security Deposit

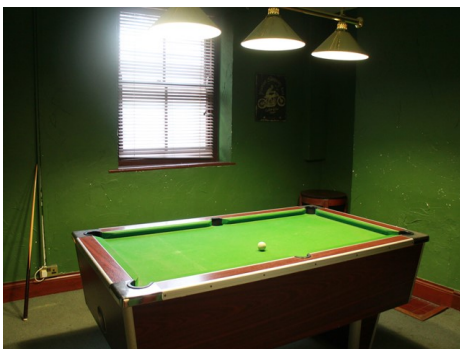
The Tenant has not paid a security deposit to the freeholder, nor are the Lessees required to do so under the terms of the lease

Rent £17,165 per annum.

Rent Reviews

The rent to be reviews every third year of the term. Next rent review due May 2020.

It should be noted that the existing Lessees, who have been there since the start of the agreement, are extremely happy and intend to apply for a renewal of their agreement under the terms of the Act.



TENURE & PRICE

£210,000 FOR THE FREEHOLD PREMISES. This property is being sold without vacant possession, subject to the tenancy agreement, detailed on the previous page. The current tenants own the fixtures and fittings which are excluded from this sale.

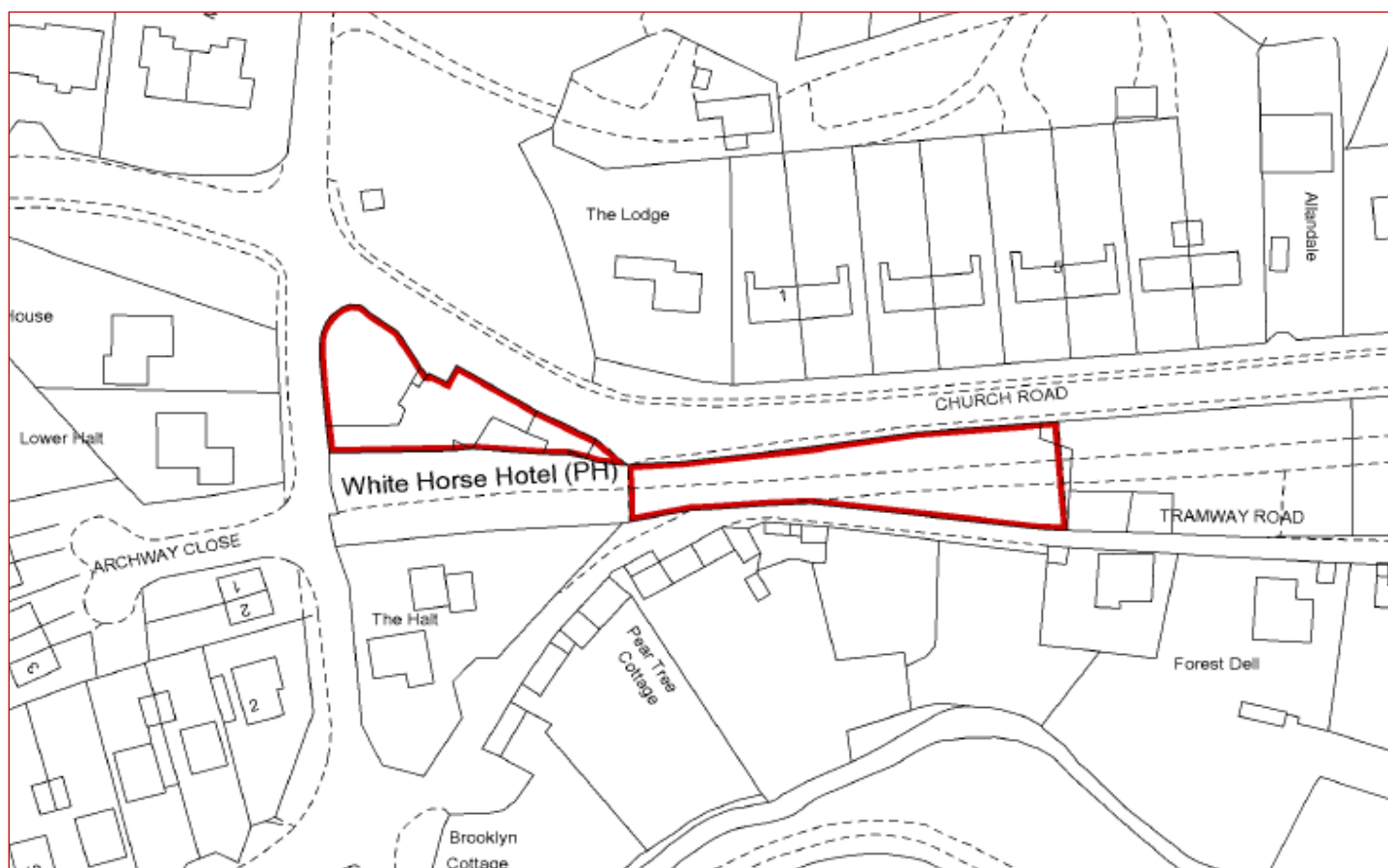
No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 08.00 am and midnight, Sunday to Thursday and between the hours of 08.00 am and 12.30 am on Friday and Saturday.

SERVICES

Mains water, electricity and drainage are connected. The property has the benefit of oil fired central heating.



More energy efficient



A 0-25

B 26-50

C 51-75

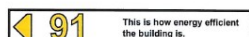
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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