



Sherborne Arms

Market Place, Northleach, Cheltenham, Gloucestershire, GL54 3EE

- Historic Market Square Inn
- Three section Character Bar (50)
- Three section Restaurant (50)
- Three en suite Letting Bedrooms
- Three bedroom owners accommodation
- Turnover £280,000 p.a with scope

Leasehold | £39,500



LOCATION

The famous village of Northleach is located at the junction of the A40 and A429 trunk routes in the heart of the internationally renowned Cotswold Hills. It is the home of the Cotswold Royal Mint Countryside Collection. It is well positioned for many of the nearby towns with Cheltenham being approximately 12 miles, Stow-on-the-Wold 8, Burford 9 and Cirencester 10 miles.

The Sherborne is the archetypal Cotswold Inn located on the main village square. It is a property that dates back to the early 1700's but surprisingly is not listed. The property throughout has many period features included exposed stone walls, inglenook fireplaces and beamed ceilings. There is good private accommodation, three en-suite letting bedrooms, three section bar, two section restaurant and plans passed to create a function room/second restaurant. The property is of traditional style construction, principally of stone and timber beneath a pitched tiled roof.

PROPERTY

GROUND FLOOR

Bar Areas arranged in three principal sections, LOUNGE BAR having easy seating and assorted pub chairs currently arranged for 15 customers, feature fireplace with beamed lintel, stone surround and raised hearth. MAIN BAR areas in two separate sections, the front section having boarded floor, tongue and grooved counter from bar servery with mirror display back fitting. The area has assorted pew, regency and assorted bar chairs currently for approximately 25 customers. The second section is similarly appointed having beamed ceiling, exposed stone walls, tapestry upholstered wheelback and carver chairs currently arranged for a further 24 customers. LADIES and GENTLEMEN'S TOILETS off the bar areas.

The RESTAURANT is a feature of the trading facilities and is arranged in two principal sections separated by an exposed stone wall which has a double sided fireplace. Above the restaurant is a galleried area, the restaurant otherwise having a high vaulted ceiling. These rooms have a wealth of period charm and character with exposed stone walls, the rooms being carpeted and having assorted traditional style seats including wheel back and carver chairs to assorted dining tables currently arranged for 50 customers. A further set of LADIES TOILETS off the restaurant area.

CATERING KITCHEN being comprehensively equipped with full selection of stainless steel catering effects and work surfaces. FREEZER/PREPARATION ROOM adjacent with non slip flooring, fully sealed walls. On Level BEER CELLAR.

LETTING ACCOMMODATION

The LETTING BEDROOMS are completely self-contained and have separate access from outside with open foyer having stone tiled floor, exposed walls and high vaulted ceiling.

The Northleach Room at ground floor level has boarded floor and exposed stone walls, open fireplace

and full bedroom suite and en suite bathroom. At First Floor: Cotswold Room, with four poster bed, an attractive room with exposed stone walls and boarded floor, double size with full bedroom suite with en suite bathroom with suite of wash hand basin, WC and bath. Each room is furnished to a high standard having television, coffee making facilities and alarm clock radio. Sherborne Room, a family sized room with a double and single bed, again having full bedroom suite, boarded floor and exposed stone walls and en suite bathroom.

PRIVATE ACCOMMODATION

FIRST FLOOR

Private Accommodation which is arranged as follows:- KITCHEN with fitted units and sufficient space for a small dining table. BEDROOM 1 of single size. BATHROOM with suite of wash hand basin, WC and bath with electric shower over. BEDROOM 2, double. Second Floor further DOUBLE BEDROOM 3, which has its own wash hand basin and built in wardrobe.

OUTSIDE

To the rear of the property is a Private Car PARKING SPACE In a separate area enclosed COURTYARD which is utilised as a beer garden

THE BUSINESS

Our client is well established at the Sherborne Arms having operated the business since 2006. Turnover for the year ended November 2013 is expected to show takings inclusive of VAT of £280,000. This trade is split 55% wet sales, 35% food sales and 10% from the accommodation.

However, our client is a single owner occupier and a partnership or family operation would certainly develop not only the catering side of the business further but also the opportunity to operate as a tearoom/coffee shop during the day with the property perfectly sited on the main square and having the perfect facilities for such a use.

This is one of the Cotswolds "Little Gems", a property of immense quality and character with excellent and extensive trade facilities located in an excellent position.

TENURE & PRICE

The property is held on a 20 year Full Repairing and Insuring Laurel Pub Partnership Lease (now Enterprise Inns) which commenced in January 2002. It is subject to an annual rental of £48,739 plus VAT which is reviewed every fifth year of the term. Under the terms of the Lease the business is tied to Enterprise Inns, or their nominees, for the acquisition of all draught, bottled beers, lagers and ciders and FAB's with the exception of one guest cask conditioned ale.



LEASEHOLD £39,500 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips.

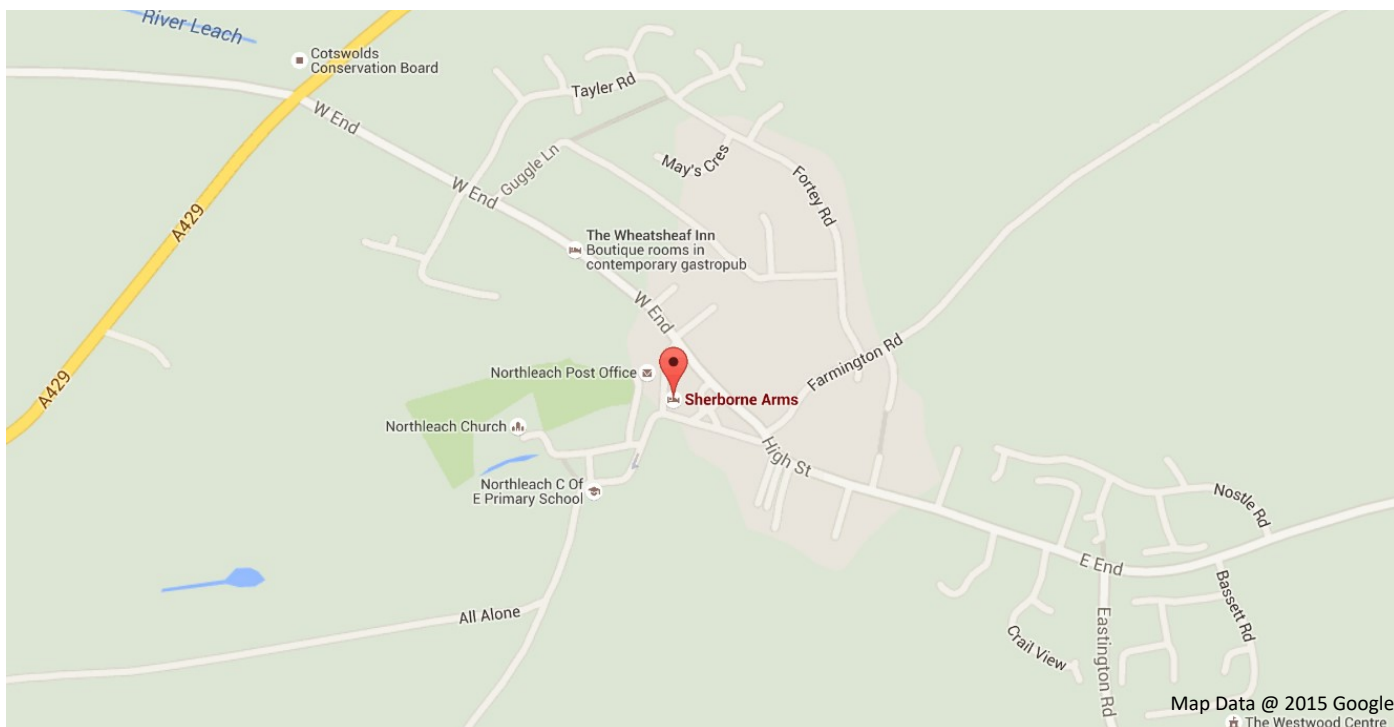
Viewing strictly by appointment only.

LICENCE

Under the terms of the Premises Licence the property is permitted to retail alcohol between the hours of 10.00 am and 01.00 am seven days a week.

SERVICES

Mains electricity, water and sewerage are connected. Oil fired central heating.



More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

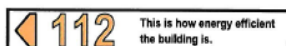
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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