



The Falcon Inn

London Road, Poulton, Cirencester, Gloucestershire. GL7 5HN

Tenure: Freehold

Price: £625,000

Ref: 94950

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Centuries old character property
- Four-section trade area (70 plus covers)
- Trade garden
- Car parking
- 3 bedroom owners accommodation
- Turnover £348,000 net of VAT

Location

The village of Poulton is located approximately four miles east of Cirencester on the A417 Burford and Lechlade road. The Falcon Inn faces the main road in a prominent elevated location in the centre of the village.

The area has become increasingly popular, the Cotswolds being one of the most popular residential areas anywhere in the UK, with people being attracted by its beautiful open rolling countryside which is particularly popular with walkers, and its quintessential English villages lined with stone properties with tiled and thatched roofs. Poulton is no exception, and is a most attractive settlement.

The Property

The Falcon Inn is a centuries old Grade II Listed Building with a wealth of period charm of character. It is constructed principally of stone beneath a pitched tiled roof and has attractive flagged floor, beams ceilings, exposed walls etc.

The property offers a four-section interconnecting trading area which is able to cater for up to 70 diners. There is spacious owners' accommodation at first floor an enclosed garden.

The service rooms are well positioned and furnished and the property successfully trading established by the current owners during their 16 years of ownership.

The property is briefly described as follows:-



Trade Areas

GROUND FLOOR

Four section TRADING AREA including MAIN BAR with exposed stone walls, feature fireplace with keystone arch, cast iron solid fuel burner and seating for 15-18. To the side is the RESTAURANT and has seating for up to 18. It has its own fireplace with solid fuel burner. Both these trading areas have counter from the CENTRAL BAR SERVERY which has a panelled front.

The second RESTAURANT which is slightly larger and is able to cater for 28 customers. It has hessian carpet and assorted tables and chairs. To the rear is a well appointed PRIVATE DINING ROOM to cater for 18 diners.

The CATERING KITCHEN has a four section ceiling fitted galvanised extraction canopy, UPVC panelled walls, Altro non slip flooring and is comprehensively equipped throughout. Adjacent WASH-UP AREA and two separate DRY STORE/FREEZER ROOMS.

On level BEER CELLAR with delivery access from the rear of the premises.



Owners' Accommodation

FIRST FLOOR

3 BEDROOMS (double), the master bedroom being en suite. One of the bedrooms is currently utilised as the pub's OFFICE. KITCHEN/DINER and separate LOUNGE. Family BATHROOM with wash basin, WC bath and shower.





External

There are two separate GARDEN AREAS, both enclosed with mature hedging, and both are linear in shape. One is used as a domestic area and the other a TRADE GARDEN having a Welsh shale slate base and seating for 30 customers. Stone built BARBECUE and PIZZA OVEN which are particularly popular during the summer months.

Enclosed walled CAR PARK with space for 10-12.

The Business

Our clients purchased the business when it was closed and have owned the business for 16 years. It has previously been owned by a national Pub Company. The property has subsequently been refurbished completely, the quality of which will be evident to all who view.

An extremely healthy level of trade has been established, based purely on dining trade, and accounts for the year ended 31st March 2025 show takings net of VAT of £348,144, with a 62% gross profit achieved. There is a reconstituted net profit of approximately £90,000 enjoyed.

It should also be noted that nowadays our clients operate on relatively reduced trading hours, with the pub only opening four and a half days per week. In 2021/2022 when open six days per week the business achieved an annual turnover of £529,000 net of VAT.

This is an outstanding village pub and restaurant, an archetypical Cotswolds hostelry/country restaurant.



Tenure & Price

FREEHOLD £625,000 include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between 10am and 11pm Monday to Saturday and 12 noon to 10.30pm on Sunday.

Services

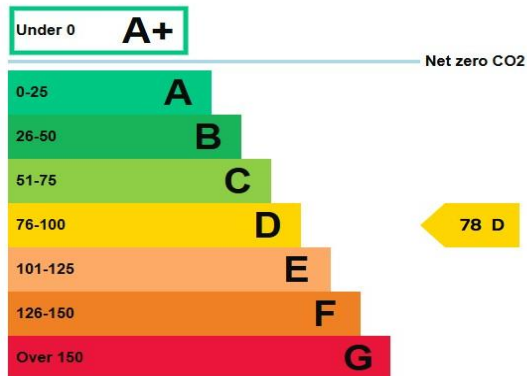
Mains electricity, water and drainage.

LPG gas tank for cooking.

Oil fired central heating.

Rateable Value:

Local Authority: Cotswold District Council - 01285 623000





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.