



The Nags Head

Yorkley Slade, Yorkley, Lydney, Gloucestershire GL15 4RX

Freehold £375,000

- Substantial village public house—approximately 4,850sq ft
- Idyllic rural setting
- Open plan bar and dining areas (50+)
- Extensive plot of 2.9 acres
- Four bedroom owners' accommodation
- Currently closed

Ref: 95914

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SP Sidney
Phillips



LOCATION

The Nags Head is located in the hamlet of Yorkley Slade, west of the village of Yorkley. The town of Lydney is some 2 miles. The property is located in the Royal Forest of Dean which is well known for its ancient woodlands and rich industrial heritage. The forest was designated as England's first National Forest Park in 1938. Adjacent is the estuary of the River Severn. Both towns of Coleford and Cinderford are some 4 miles from The Nags Head respectively.

The Nags Head is situated on an elevated position allowing for the extensive views it enjoys with panoramic views of the River Severn and the Vale of Berkeley. The property is a pleasant, whitewashed rendered building under a pitched roof that dates back to 1788 and is briefly described as follows:

TRADE AREAS

- ENTRANCE VESTIBULE.
- MAIN BAR: an 'L' shaped area benefitting from a front and back SERVERY, both having tongue and groove panelled frontage. Traditional loose and fixed seating for 45-50.
- TRADE KITCHEN: with ancillary storage.
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- BEER CELLAR.

FIRST FLOOR:

- SKITTLE ALLEY/FUNCTION ROOM: located on the first floor with its own bar servery.

OWNERS ACCOMMODATION

Located on ground and first floors and having its own external access.

- KITCHEN.
- LOUNGE.
- FOUR DOUBLE BEDROOMS.
- BATHROOM: with wash hand basin, WC and bath.

EXTERNAL

- BEER GARDEN: a wraparound lawned area which could comfortably seat 150.
- FRONT BEER GARDEN: enclosed by a stone walled beer garden which could seat 35.
- There is an extensive grassed paddock to the rear which measure's 2.5 acres. The entire site is 2.9 acres.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.



TENURE & PRICE

FREEHOLD £375,000 to include fixtures and fittings.

*NB: The Vendors are prepared to sell the freehold public house and beer garden but without the paddock at **£325,000**.*

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.

LICENCE

A full Premises Licence is held permitting the retail of alcohol:

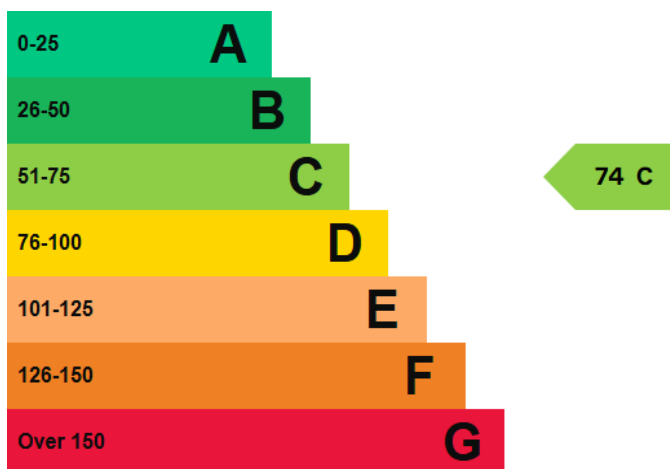
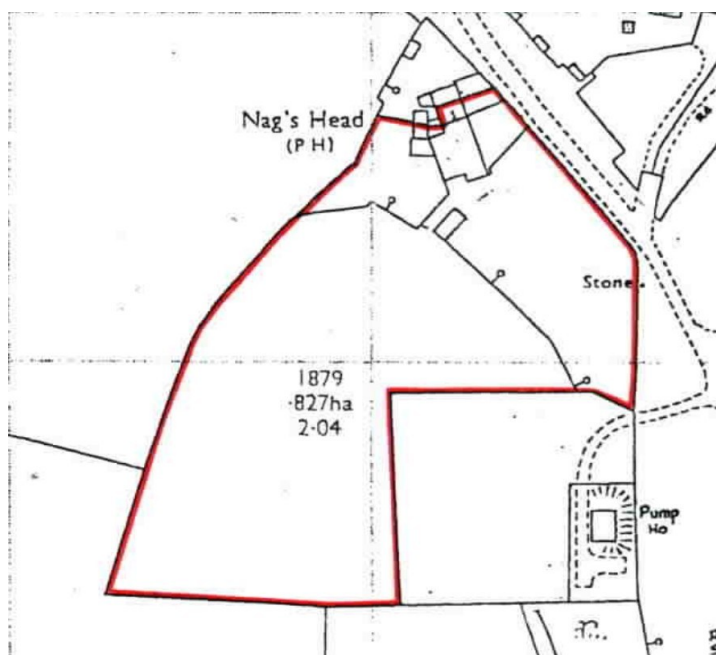
Monday to Wednesday: 10:00—23:00

Thursday to Saturday: 10:00—00:00

Sunday: 12:00—22:30

SERVICES

Electric and Water are connected. The property benefits from LPG



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.

EPC Reference: 0760-0941-0119-8721-2002

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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