



## Heritage

Kingsholm Road, Gloucester, Gloucestershire, GL1 3AX

Freehold £450,000

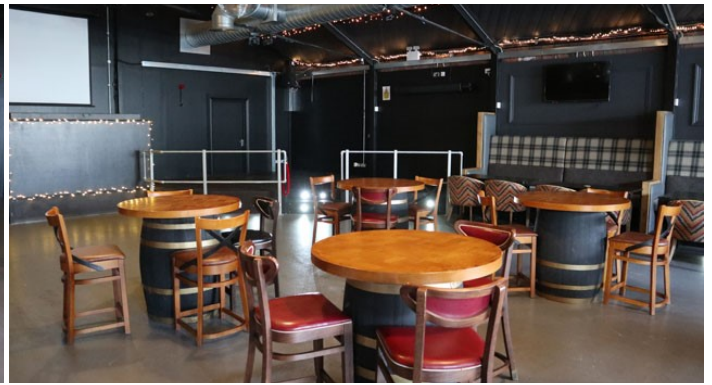
- Large concept licenced premises
- Located adjacent to Gloucester RFC
- Open plan bar area for 350
- Catering facilities including fast food dispensing area onto main street

Ref: 91496

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**SP** Sidney  
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## LOCATION

Kingsholm Road, Gloucester is synonymous with Gloucester RFC, one of England's premier rugby clubs and historically most successful. The Cherry and Whites are one of the best supported rugby teams in the UK and the city unusually is a rugby rather than a football town.

The business has been created in a former retail / industrial building and is now a popular Public House and Function venue set up for match day and alternative functions, created in 2019 providing an excellent trade and service facilities. It benefits from an ideal location right next to the famous Kingsholm rugby ground home of Gloucester Rugby Club

It is briefly described as follows:

## TRADE AREAS

Double door access into an inner vestibule providing access into an OPEN PLAN TRADING AREA with feature servery which is a fulcrum of the trading area and is 10 metres long, it has part antique brick and part panel frontage with concrete top counter. The room has fixed and loose seating able to cater for seated up to 60 or 70 customers but has considerable standing space for more.

There is a GAMES AREA with pool table and gaming machines, raise stage area and DT booth. Off the stage is an artists dressing room, a set of LADIES, GENTLEMANS AND DISABLED CUSTOMER TOILETS.

CATERING KITCHEN furnished for the provision of snacks and buffets with assorted stainless steel catering effects as well as 3 section galvanized extraction canopy.

Off the servery is a UTILITY ROOM, a lockable wine and spirits store, on level BEER CELLAR and further general store.

## EXTERNAL

Outside facilities include on pavement seating and standing area, covered smoking areas / solution and fully equipped servery with dispensing of snacks, burgers etc.

## THE BUSINESS

As previously referred to the property was originally a retail warehouse which has been converted to a licensed premises back in 2019, subsequently it opened for trade at the end of October 2019. Between these periods and its closure prior to covid a 4-month operating period the business took £146,000 including VAT purely from wet sales with no catering at that time provided.

The Heritage has undergone refurbishment prior to the start of the 2022 Rugby season and is now promoting private parties and functions for which it is ideal.

Between the 1<sup>st</sup> September 2021 to 24<sup>th</sup> June 2022 the business achieved a net turnover of £218,934, operating on its limited trading hours being open from;

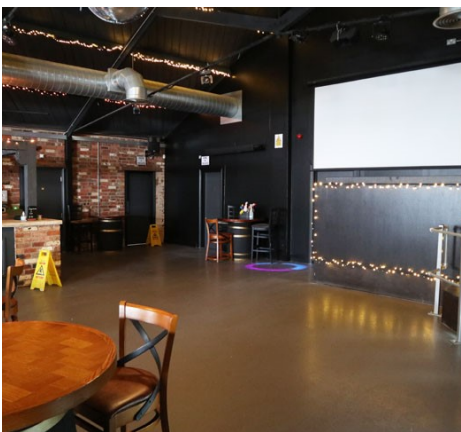
|                     |                |
|---------------------|----------------|
| Thursday            | 16:00 to close |
| Friday and Saturday | 12:00 to close |
| Sunday              | 12:00 to 18:00 |

## LICENCE

A full Premises Licence is held. The business is permitted to retail alcohol between the hours of 12:00 and 23:00 seven days a week.

## SERVICES

Water, electricity, drainage is connected. Gas is available to the area but not connected to the property. Air source heating system supported by electric panelled heaters. Remote 11 camera CCTV system.

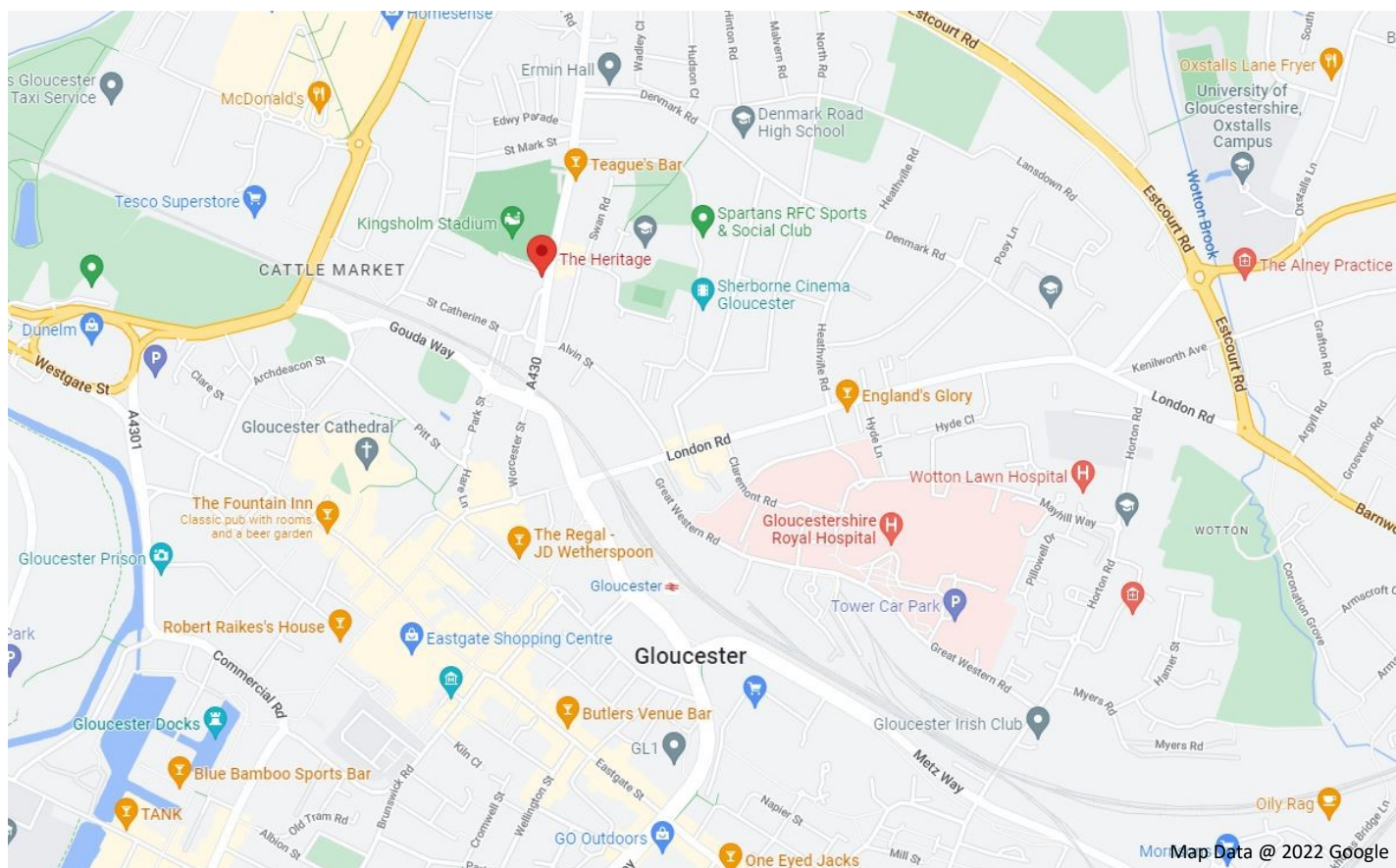


## TENURE & PRICE

**FREEHOLD £450,000** to include goodwill, fixtures and fittings. Stock at valuation in addition.

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

Viewing strictly by appointment only.



EPC Reference: N/A

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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