



The Great Western

Alfred Street, Gloucester, Gloucestershire, GL1 4BU

Tenure: Freehold

Price: £295,000

Ref: 94577

**Sidney
Phillips**
Leisure & Hospitality Specialists



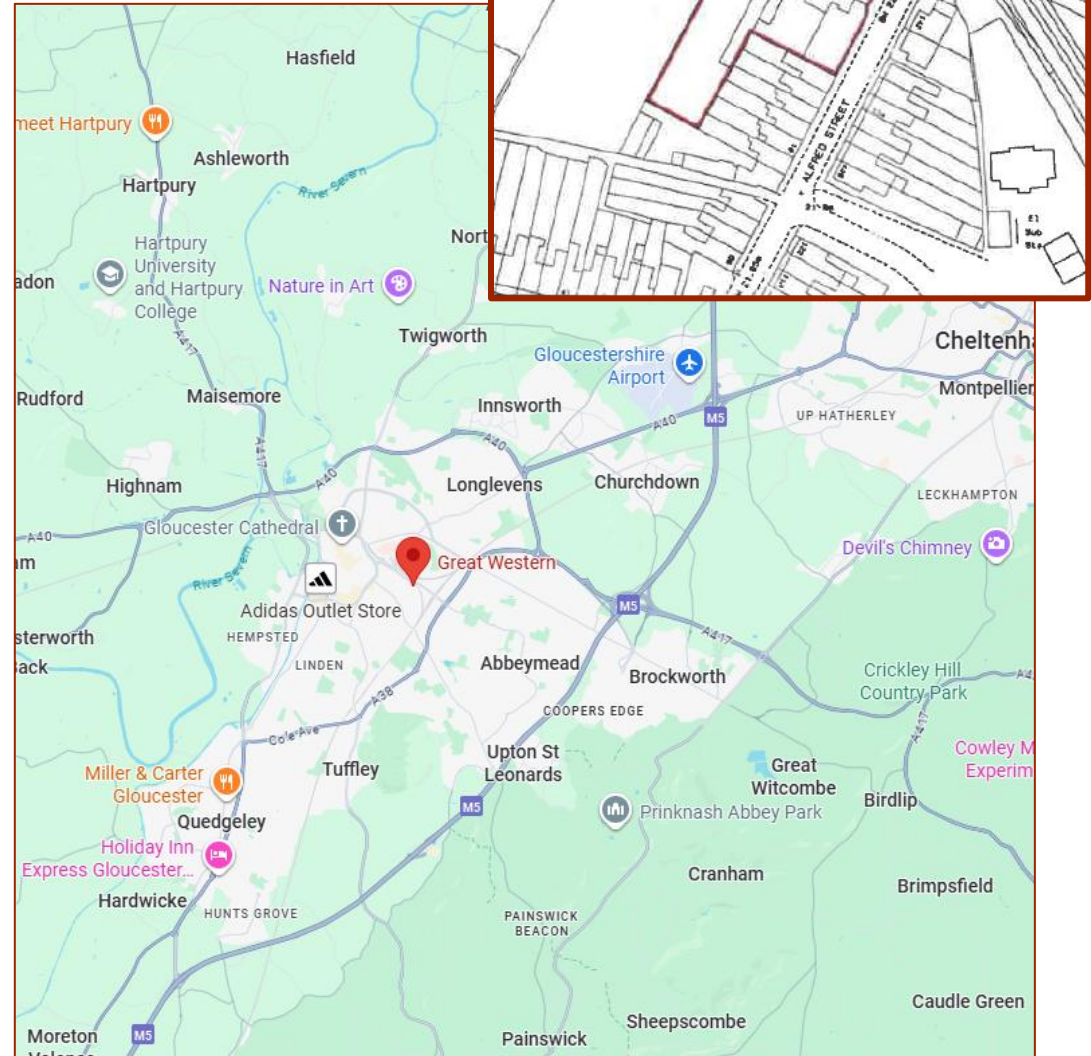
Key Features

- Stood in a plot of 0.36 of an acre
- Two good bars
- Skittle alley in separate building
- 3 bedroom owners accommodation
- Good gardens and car park

Location

The cathedral city of Gloucester stands on the banks of the River Severn, just west of the renowned spa town of Cheltenham. The city attracts many tourists and visitors throughout the year, not just coming to see its renowned cathedral and the Severn Valley, but also the adjacent Royal Forest of Dean to the west and the Cotswolds Hills to the east.

The subject property, the Great Western, stands in the inner-city suburb of Tredworth. It is located almost unopposed in a densely populated residential area and occupies a large plot of 0.36 of an acre. It is a substantial building which, including the skittle alley, extends to almost 4,000 sq ft, the skittle alley being in a separate building. There is extensive gardens and car parking, and the property is briefly described as follows:



Trade Areas

LOUNGE BAR being a period room of some character with heavily beamed ceiling, carpeted floor, fixed button vinyl upholstered wall seating, loose easy chairs and sofas, together with low table stools, currently arranged for 35 customers. Fireplace with antique brick surround and tiled hearth with cast iron solid fuel burner installed. Counter from central bar server having bevelled tongue and groove panelled frontage and canopy over. The PUBLIC BAR is a similarly appointed room with heavily beamed ceiling, fixed bench wall seating, loose sofas with easy chairs, currently arranged for 30 customers with standing space for more. The room is carpeted, has wide screen TV, dart throw and pool table. Counter from central bar server having panelled frontage.

Ground floor CATERING KITCHEN with nonslip flooring, selection of stainless-steel catering effects and work surfaces with a large PANTRY adjacent.

Basement level is a BEER CELLAR which is arranged in three sections, having a large main store as well as the principal beer cellar with cooler. Additional STOREROOM adjacent.

Skittle Alley

In a SEPARATE BUILDING is a large SKITTLE ALLEY with wooden sprung floor, beamed suspended ceiling, lounge seated area for 40, fully equipped bar servery with wash up area to the rear, set of Ladies' and Gentlemen's CUSTOMER TOILETS.







Owners Accommodation

Located at first floor is spacious owners living accommodation which includes an extremely LARGE LANDING, big enough to house the OFFICE. BEDROOM 1 of double size, PRIVATE LOUNGE, DOMESTIC KITCHEN with fitted units, BEDROOM 2 of double size with a wash hand basin, BEDROOM 3 of double size. SHOWER ROOM with suite of wash and basin and shower. Separate WC adjacent.

External

The GARDENS are a feature of the pub and consist of LAWNED AND PATIOED TRADE AREA.

The garden has been interestingly developed over the current tenant's period of occupation which is nearly 40 years. It now provides FOUR SEPARATE SEATING AREAS with the garden totally enclosed.

Car park with space for 12 vehicles.



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.

Tenure & Price

FREEHOLD £295,000 to include fixtures and fittings. Stock at valuation in addition.

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

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. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.

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

Licences

The business is permitted to retail alcohol between the hours of 11:00-23:00 Monday to Saturday, and between the hours of 12:00-22.30 on Sundays.

Services

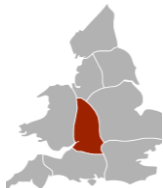
All mains services are connected. The property has the benefit of gas fired central heating

Rateable Value: £1,000 as at 1 April 2023

Local Authority: Gloucester City Council



awaiting
epc



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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