



KINGS HEAD HOUSE HOTEL

Bath Road, Alkerton, Eastington, Gloucestershire, GL10 3AA

Guide Price Freehold £550,000

- Character Georgian public house and inn
- Seven quality en-suite letting bedrooms
- Lounge bar and restaurant and function room
- Excellent enclosed rear garden with seating for 100+
- Car park to front and side of property
- Currently operated on a limited basis
- Huge scope for business development

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LOCATION

The Kings Head House hotel is a focal point at the centre of the village of Eastington, positioned at its very heart adjacent to the war memorial. It is a prominent and impressive landmark building being a three storey Grade II listed Georgian property dating back to the early 1800s. It underwent a complete refurbishment in 2014 and the premises are still presented in very good order throughout. It operates as a small hotel, but only on a limited basis since May 2020 due to the recent global pandemic and our client's personal circumstances. The quality of the property and excellent external trading areas with ample parking provide huge scope for the business to be developed and return to previously enjoyed levels of sales.

The village Eastington sits on the edge of the Cotswold hills, being a substantial settlement conveniently located just one mile from Junction 13 of the M5 motorway which provides excellent transport links north to Cheltenham & Gloucester and south to Bristol & M4 motorway. The area has become exceptionally popular in recent years with those moving out of larger cities to enjoy an enhanced village lifestyle but, having excellent communication links to several major cities, with the amenities and employment opportunities they provide.

TRADE AREAS

BAR with stone tiled floor, and part panelled walls. Feature fireplace, U-shaped wood fronted bar counter and matching back bar fitting. Seating for approximately 12.

FUNCTION ROOM of same décor with the ability to seat up to 30

RESTAURANT being L-shaped and of similar character and style to the other trading areas. Seating for 30

CATERING KITCHEN, with extraction hood, inbuilt pizza oven and a good selection of commercial catering effects and equipment.

On level **CELLAR**, **LAUNDRY ROOM**, **RECEPTION HALL**

Ladies and Gentleman's toilets.

OWNERS ACCOMMODATION

A suite offering open plan lounge, kitchen and bedroom with ensuite bathroom.

LETTING ACCOMMODATION

The premises offer SEVEN QUALITY ENSUITE LETTING BEDROOMS over 1st and 2nd floor configured as 5 super king size with ensuite bathrooms, and 2 doubles with ensuite shower rooms. All rooms are appointed to a high standard.

LAUNDRY ROOM

EXTERNAL

To the rear is the exceptionally good wall ENCLOSED GARDEN having lawned and timber decked sections, with seating for 100. Private garden. To the front and side of the property is the CAR PARK for 30+ vehicles.

THE BUSINESS

The current owner purchased the premises in March 2016 and traded very successfully, despite operating it at arms length. The premises have previously been let to a third party and no accounting information is available for this period.

The owner took occupation again at the end of May 2020 but, has only been able to operate on a low key part time basis due to recent government restrictions imposed in relation to Covid pandemic. The business has primarily trading with accommodation with the addition of small element of food and drink offered to the guests and private parties.

LICENCE

A full Premises Licence is held for the supply of alcohol:

Monday—Thursday 1100 to 0000

Friday & Saturday 1100 to 0100

Sunday 1200 to 0000

SERVICES

All mains services are connected with the benefit of Gas Fired central heating.

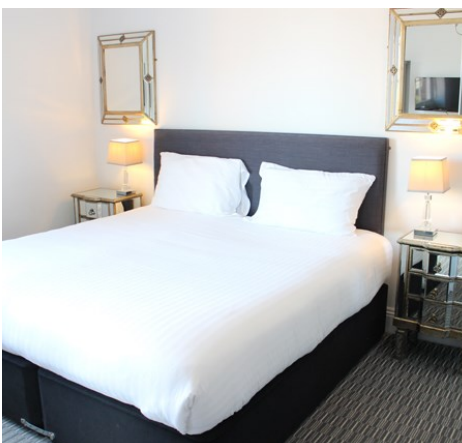
Rateable Value £16,250

Local Authority: Gloucestershire County Council,
Shire Hall

Westgate Street

Gloucester GL1 2TJ

Tel: 01452 42 5000



TENURE & PRICE

GUIDE PRICE FREEHOLD £550,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

EPC is not required for Grade II listed properties

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

Viewing strictly by appointment only.



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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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