

Royal William

Cheltenham Road, Cranham, Gloucestershire, GL6 6TT



For Sale Leasehold Licensed Premises Guide Price: £80,000 plus VAT Sole Selling Agent

- Large country pub just outside the village of Cranham
- Situated within the Cotswolds AONB
- Prominent 2.9 acre roadside site fronting A46
- Historic turnover of £539,314 in FY18/19
- Ground floor GIA measuring circa 7,200 sq ft
- Available by way of assignment of existing lease expiring November 2028 with possible extension/new lease at the end of the term

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Location

Cranham is a village located in Gloucestershire situated within the Cotswolds AONB. The village is located just off the A46 between Stroud and Cheltenham approximately 4 miles from Junction 11A of the M5 motorway. The Royal William is situated on the outskirts of the village fronting the A46 (Cheltenham Road) between nearby villages Brockworth and Painswick.

Accommodation

The Royal William is a two storey detached pub of stone construction with a number of extensions beneath various pitched roofs. The ground floor comprises a bar servery with an associated bar and restaurant trade area for circa 80 covers. The first floor comprises a function room with a dedicated bar servery, store room and has direct access to the kitchen. The private accomodation is located on the second floor and comprises two bedrooms and a communal bathroom. There are also two private flats. Flat 1 comprises two bedrooms, lounge and a kitchen. Flat 2 comprises two bedrooms, lounge, kitchen and a WC. Ancillary trade areas include a commercial kitchen, office, dry store, cold store, customer WC's (x2), basement cellar as well as numerous other stores.

Externally, the property benefits from grassed and patio trade areas to the side and rear of the property for circa 150 covers, large grassed paddock, extensive car parking for circa 30 vehicles split across a front and rear car park and a bin store.

Trade History

Financial Year	FY17/18	FY18/19	FY19/20	FY20/21
Turnover	£475,790	£539,314	£485,250	£192,076

The property has a ground floor Gross External Floor Area of approximately 7,200 square feet and sits on a plot of circa 2.9 acres.

The Royal William presents an opportunity to acquire a large country pub within the Cotswolds AONB on a leasehold basis with scope to recover and improve the high levels of historic turnover. The property will be of interest to national, regional and local licensed operators and restaurateurs.



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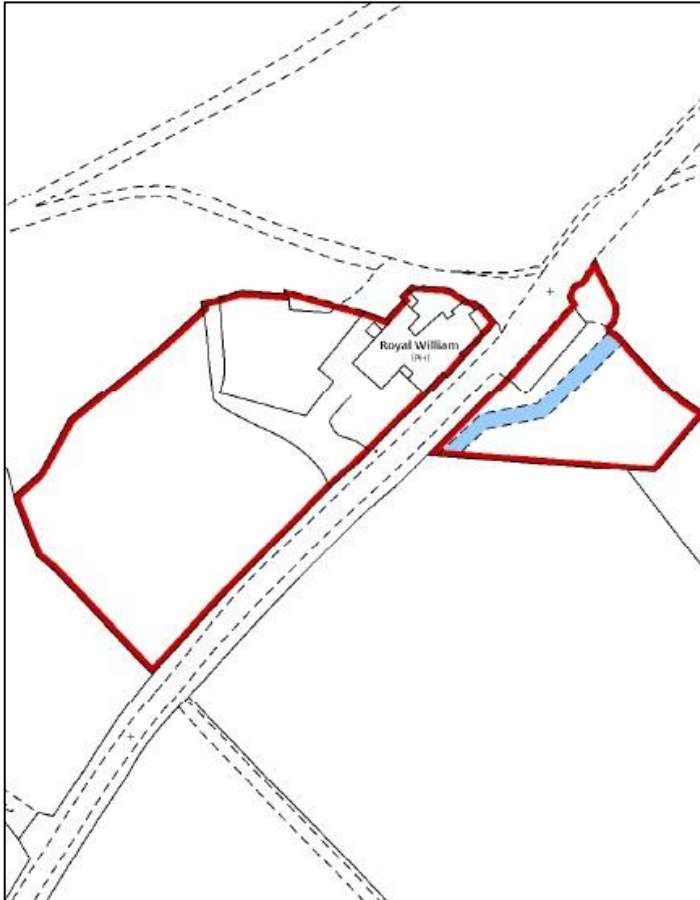
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General Information

Rating

The current Rateable Value is assessed at £46,500.

Licences

It is understood that the property currently possesses a Premises Licence. Further details are available on request.

Services

We understand the property is connected to mains water and electric. The property is served by LPG gas tank.

Trading

The premises is currently open for trading.

Tenure

This premises is available by way of assignment of the lease dated 13th December 2008 between (1) Mitchells & Butlers Retail (No 2) Limited and (2) Christopher Foster and others subject to landlord's consent. The lease is for a term of 20 years expiring 12th November 2028 and is inside the security provisions of the LTA 1954. All offers will be considered and the landlord is open to discussion with regards to extending the current lease term.

Fixtures and Fittings

The trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion will be included within the sale. Stock, glassware as well as any branded, leased or items owned by third parties will be excluded.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT will be applicable on the sale.

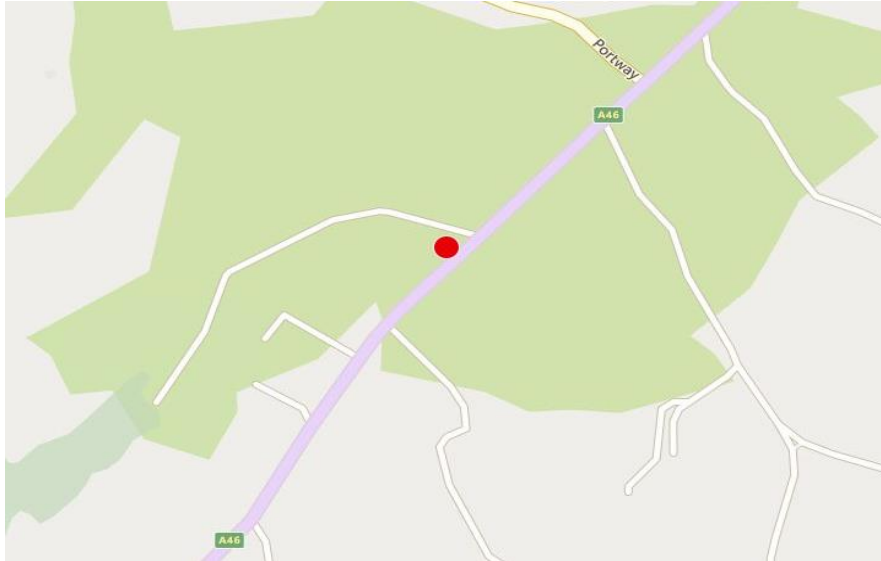
Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.

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Agent Details

For further details please contact



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Surveyor, Bath



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Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
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