

THE
Ormond
AT TETBURY



AN EXCEPTIONAL
COTSWOLDS
COACHING INN
IN THE HEART OF
HISTORIC TETBURY

23 LONG STREET
TETBURY | GLOUCESTERSHIRE
GL8 8AA





HIGHLIGHTS

BEAUTIFULLY PRESENTED
COTSWOLDS COACHING INN

71 DINING COVERS

21 TASTEFULLY FURNISHED
LETTING ROOMS

STUNNING TOWN GARDEN
AND DEVELOPMENT POTENTIAL

PROFITS OF £246K ON £1.247M REVENUE
IN Y/E SEPT 2022

£1,950,000 FREEHOLD



THE ORMOND is a handsome coaching inn in the heart of Tetbury and a constant program of improvement and refurbishment over the time of our clients ownership sees it exceptionally well presented. The public areas are stylish and welcoming and the letting bedrooms, contemporary and comfortable. There is an excellent town garden at the rear and there are also plans for further expansion of the letting bedroom stock if required by the new owner.

The town sits in delightful countryside but unlike some of its more tourist dependent Cotswolds towns Tetbury offers an attractive balance of both local commercial and leisure trade. Highgrove, The Kings home, Badminton, Gatcombe Park and Westonbirt Arboretum are all near. Tetbury is also well known as a centre for the sale of antiques. One of the towns annual highlights is the woosack race up Church Street a tradition dating back to when this was an important wool town. There are the usual local services that you would expect in the town of this size, including schools, supermarkets, and a variety of restaurants and coffee shops. The Ormond is perfectly located in the centre of the town opposite The Highgrove shop.

Our clients bought The Ormond in Spring 2005. After 18 years the hotel has served its purpose for the family and with children all now having left school our client plans to change tack in career terms giving the opportunity to purchase this well presented and performing hotel.



THE PROPERTY

We understand that the buildings date in part from the 17th century and they are constructed of stone with slate and tile covered roofs. The accommodation is arranged over three floors with basement cellar. Grade 2 listed. Conservation area.

PUBLIC AREAS

Internal access is from within the coaching arch, a feature that is charming and attractive. To the left is the Bar, a stylish room with open fireplace seating around 35, which is popular with both locals and residents. The restaurant has 36 covers. A Residents' Lounge and hotel reception is on the opposite side of the arch.

There is a marquee set up in the courtyard which provides a function space with heating, music and lighting and is a popular space where many people choose to sit at all times.



LETTING BEDROOMS

There are 21 letting bedrooms:
6x standard double, 5x signature double,
6x superior double, 3x family rooms (double
plus single) and 1x twin.

All rooms have en suite bathrooms and are
equipped with Freeview TV, USB charging
point, free Wi-Fi, tea/coffee making facilities,
and complimentary toiletries.





STAFF/MANAGER ACCOMMODATION

There are two staff bedrooms on site which come with a staff kitchen which could be reconfigured to provide a two bedroom apartment.

The business rents a 5 bedroom house for staff which is 5 minutes from the hotel and would remain an option for new owners to rent to provide continuity.

SERVICE AREAS

Kitchen. Cellar. Modern commercial kitchen with preparation and wash up area, walk in chiller/freezers, fridges and various stores. Reception office.

OUTSIDE

The courtyard garden is a real delight. Well planted and furnished it has an outside bar and provides a further 40 covers.

LOCAL AUTHORITY AND SERVICES

Cotswold District Council at Cirencester 01285 6230.

Mains electricity (three phase power is also available), water, gas and drainage. Gas fired central heating. Pressurised hot water system to the letting bedrooms.

LICENCE

Full on licence.





THE BUSINESS

TRADE

Management Accounts for the year ended September 2019 (unaffected by Covid of course) show net sales of £983,337 on which a trading profit before finance, bank charges and depreciation costs of £182,060 was made.

The year to September 2022 saw revenue at £1.247m and profit on the same basis of £246,689. In the first 6 months of the current financial year revenue is only approx. 5% down on the previous year showing how continual investment in the property is continuing to drive strong revenues.

To illustrate this £90,961 was spent on repairs and maintenance in the September 2022 financial year and almost £110,000 over the 2019 and 2020 years.

Detailed financial information will be made available on request, normally at the point of arranging a viewing appointment.

DEVELOPMENT POTENTIAL

A pre-planning process has begun to realise the potential to create up to 6 further letting bedrooms at the rear of the property.

PRICE

£1,950,000 for the freehold property complete with goodwill and trade contents but excluding personal items. Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

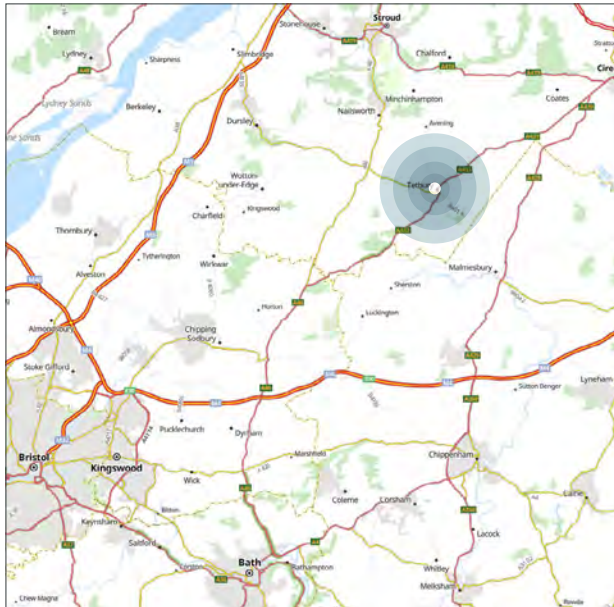
TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

MILEAGES AND DIRECTIONS

Cirencester	10 miles
Junction 18 of the M4	14 miles
Swindon	21 miles
Bath	24 miles
Bristol	28 miles
London	113 miles

The Ormond Tetbury fronts the A433 as it passes through the centre of the town, close to the Market Hall.



PETER BRUNT LLB DIPLE MRICS
DIRECTOR | HOTELS



T 0117 917 2062

M 07885 096857

E peter.brunt@colliers.com

Ground Floor
Templeback
10 Temple Back
Bristol, BS1 6FL

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