



- FULLY FITTED PUB TO LET – NIL PREMIUM
- Situated in the Cotswolds
- Grade II Listed character pub
- 5 letting rooms
- Private accommodation
- Large trade garden and car park
- RENTAL OFFERS INVITED

Coach & Horses  
Stow Road  
BOURTON-ON-THE-WATER  
GL54 2HN



## LOCATION

Bourton-on-the Water is a charming village located in the Cotswolds, and is a popular tourist destination for its picturesque views and attractions. The village is home to many delightful pubs and restaurants, from traditional English pubs to family-friendly eateries. The village also offers a range of activities, from boating on the River Windrush to exploring the nearby Cotswold Wildlife Park.

The Coach & Horses occupies a prominent location on the busy A429 just outside the village.

## PROPERTY

A detached Grade II Listed property arranged over ground and first floors with a separate stable block converted to letting accommodation, large trade garden and car park, providing the following:

<b>Ground Floor</b>	Main bar and dining room, kitchen, store, cellar & WC's	
<b>First Floor</b>	Private accommodation comprising 3 rooms, kitchen & bathroom	
<b>Stable Block</b>	3 x letting rooms on ground floor and 2 x letting rooms on first floor	
<b>External</b>	Large trade garden and car park.	

From our inspection, and digital mapping, the property provides the following areas:

<b>Ground Floor Bar</b>	70 sq m	763 sq ft
<b>Ground Floor Ancillary</b>	82 sq m	885 sq ft
<b>First Floor</b>	51 sq m	554 sq ft
<b>Stable Block</b>	111 sq m	1,203 sq ft
<b>Total Floor Area</b>	<b>316 sq m</b>	<b>3,405 sq ft</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## PREMISES LICENCE

The property benefits from a Premises Licence permitting the sale of alcohol from Monday to Sunday 10:00 - 01:00.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'D76'.

## RATING ASSESSMENT

2023 Rateable Value - £16,750. Interested parties are advised to verify this figure with Cotswold District Council on 01285 623000.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TERMS

Rental offers are invited on the basis of a new free of tie lease. VAT will be charged, where applicable, at the prevailing rate.

## VIEWING

For further information or an appointment to view contact sole agents:

**Warren Drake - 020 7495 7500**  
**warren@drakeproperty.co.uk**

**drakeproperty.co.uk**

**180 Piccadilly, London, W1J 9HF**

### Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.





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