



Greyhound

Freehold

Unconditional Offers in the Region of **£350,000 Plus VAT**

Greyhound, 3 Hampton Street, Tetbury, Gloucestershire, GL8 8JN

AT A GLANCE

- Substantial 3 Storey Character Property
- Available with Vacant Possession
- 2 Bedroom Private Accommodation above
- Commercial trade kitchen and basement cellar
- Unconditional Offers Only. Property is 'Sold as Seen'
- Affluent Market Town Location
- Open plan bar and dining areas (40)
- Courtyard garden (60) & Outbuildings
- Rear skittle alley, subject to fire damage
- Registered as an Asset of Community Value

Viewing And Further Information

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PROPERTY

The property is a substantial mid-terrace, 3- storey property, with single storey extensions, under a pitched roof, located a short walk from the main town centre.

The ground floor provides a largely open plan ground floor trade area with bar servery, dining area (30), bar area (10), plus pool/games area leading to theatre style commercial trade kitchen to the side.

A sizeable cellar is situated at basement level.

Externally to the side and rear there is a courtyard/patio and space for around 60 covers in total, along with skittle alley to the rear, which is a lean-to structure, which has been subject to fire damage. The property is being 'sold as seen'.

The pub has two large double bedrooms, living room, bathroom and domestic kitchen. There is also a dry store area which could be used as an office if desired. There is both internal access and street access to the right-hand side of the property from Hampton Street.

PLANNING

The Greyhound is not Listed but does fall within Tetbury Conservation Area and within AONB. The property was listed on the register of nominated Assets of Community Value on 20th July 2020 for a 5-year period, expiring on 19th July 2025.

Please make your own enquiries to :- [Home - Cotswold District Council](#)

MEASUREMENTS

The area of the site is 0.151 acres and the ground floor footprint (GEA) of the public house and all outbuildings extend to 4,723ft² (439m²). Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The pub is no longer trading. The vendor has not occupied the property and does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The Rateable Value effective from 1st April 2023 has been assessed as £6,000. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.

TENURE

Freehold available with the benefit of vacant possession, on a 'sold as seen' basis, seeking unconditional offers (save for Vacant Possession & Contract) in the region of £375,000 plus VAT.

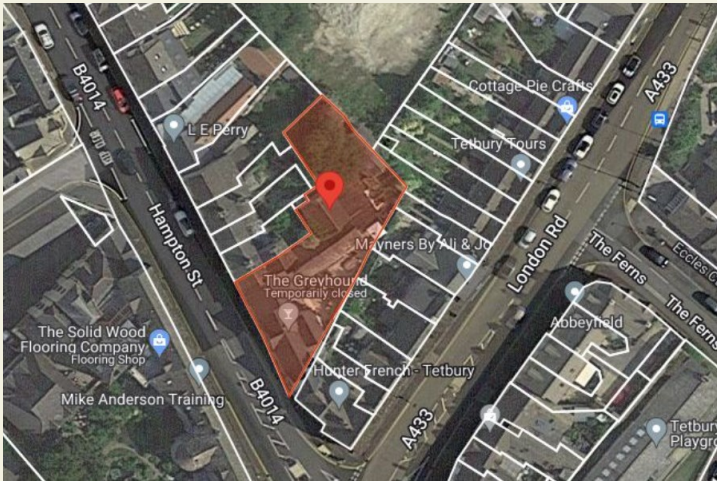




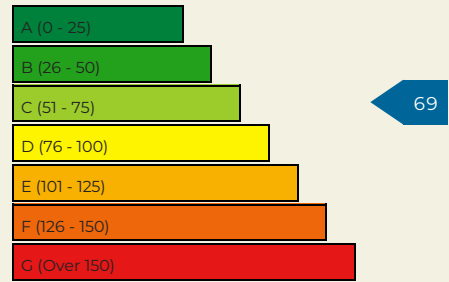
LOCATION

Tetbury is historic market town in the Gloucestershire well situated as a centre for touring the Cotswolds, as it is 10 miles from Cirencester, 5 miles from Malmesbury and gives easy access to Bath by car or bus.

The population of Tetbury was 6,453 according to the 2021 Census.



EPC



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