



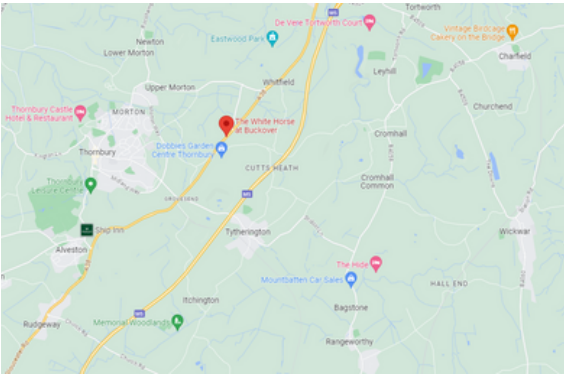
REF:542

The White Horse  
Buckover, Gloucestershire GL12 8DX

Leasehold  
£59,950



£59,950 is for the valuable leasehold property, extensive inventory of fixtures and fittings and goodwill.



- ## FEATURES
- Immaculate roadside pub and restaurant on Cotswolds edge
  - Turnover to April 2022 £716,000 – trade now lower due to other business interests
  - Seats 90 internally in well-presented seating areas
  - Professionally fitted pizza kitchen plus large commercial kitchen with valuable equipment
  - Stunning beer terrace seats 60 with beautiful views
  - Plus lawned garden for 60 and large car park
  - Two-bedroom first floor accommodation

## LOCATION

The White Horse occupies a prominent trading position adjacent to the main A38.

Nearby towns include Thornbury (3 miles) and Wotton-under-Edge (5 miles).

The M5 motorway is also easily accessible at Junction 13.

The property enjoys stunning panoramic views and is especially popular with customers looking to enjoy the excellent outside trading areas.

## THE BUSINESS PREMISES

### Entrance Vestibule

With clay tile floor and integrated wine fridge.

Leads to:

### First Bar Area

#### Gents WC

(3.4 m x 3 m)

With three urinals, two cubicles and two wash hand basins.

#### Front Bar Servery

(11.1 m x 6 m)

With part quarry tiled and part carpeted floor.

Seating for around 20, part panelled walls.

Incorporated in this area is a:

#### Long Bar Servery

With panelled front, polished wooden top and a range of equipment behind including Winterhalter dishwasher, stainless steel sink unit, four back bar fridges, non-slip floor etc.

#### First Seating Area

(7.8 m x 6.2 m)

Seating 34. This lovely room overlooks the stunning trade patio and beautiful country views beyond.

There is part stripped wooden floor, part carpeted floor in this well decorated space.



**Second Dining Area - stands adjacent to the Bar Servery**

(4.8 m x 10.6 m)

Seating 25. This very attractive customer seating area has exposed stone wall, part stripped wooden and part carpeted floor, exposed beamed ceiling and a large wood burning stove inset to the brick fireplace.



**Small Office**

**Rear Vestibule**

Leads to:

**Ladies WC**

(3 m x 3.8 m)

With linoleum covered floor, three cubicles and two wash hand basins.

**Disabled WC**

**Customer Serving Area**

(3.5 m x 5.1 m)

With stripped wooden floor.



Leads to:

**Pizza Kitchen**

(4.6 m x 4 m)

This recently fitted pizza kitchen includes a wide range of valuable equipment including Alfa Pro pizza oven, marble topped serving counter with under counter fridge, plate warming station and professional extraction canopy.



In addition, there is an Arctica Blast Chiller, two further under counter GRN professional refrigerators and a large upright GRN professional freezer.

**Commercial Kitchen**

(6.5 m x 4.3 m)

A professionally fitted commercial kitchen with non-slip floor, numerous stainless steel workstations, deep bowl sink unit with overhead rinsing arm and pass through dishwasher, under counter refrigerators, deep fat fryers, 6-ring hob and commercial oven, rational self-cooking centre, charcoal griddle, etc. This kitchen area is extremely well fitted.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

**Cold Store**

With walk-in cold room and walk-in freezer.

**Cellar**

A ground floor cellar area.

Stairs to:

**First Floor Accommodation**

Landing leading to:

**Bathroom**

(3.4 m x 2.7 m)

With linoleum covered floor, low level flush WC, wash hand basin with vanity basin, panel bath with shower over.

**Kitchen**

(4.1 m x 2.8 m)

With wall and floor fitted kitchen units, integrated oven and hob, stainless steel sink unit, plumbing for automatic washing machine and space for dining table.

In addition, there is a domestic microwave, washing machine and tumble dryer.

**Lounge**

(4.6 m x 3.6 m)

Double aspect room with UPVC windows.

**Bedroom 1**

(4.3 m x 3 m)

Double room with panoramic views.

**Bedroom 2**

(4.7 m x 3.6 m)

Double aspect room with UPVC windows.

**OUTSIDE**

**Stunning Beer Terrace**

Seating over 60. This recently refurbished patio area sits under a covered veranda, the area is furnished with heat lamps and exterior music speakers. There are stunning country views.

**Lawned Beer Garden**

Also seats 60 at outside tables and chairs with a children's play area.

**Outside Storage Space**

There is large additional outside storage space.

**Car Park**

There is a lined car park for 40 which includes 2 disabled spaces.



**THE BUSINESS**

Has been owned and operated by our clients for the past 5 years.

They have invested substantial sums in upgrading and refurbishing this business including the new pizza kitchen and new outside trading patio. These additions have proved very popular.

To year ending April 2022 the business has shown a turnover, net of VAT, in the sum of £716,639 with a gross profit of £520,300.

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



Substantial net profits were earned.

More recently trade has reduced due to our clients other business interests with average weekly takings of circa £10,000 presently.

We are sure that new owners, who are able to devote 100% of their time to this business, will be able to restore the 2022 trading levels.

### **TENURE**

The business is available on the basis of a 10-year renewable lease.

Current rent is circa £46,500 per annum.

The business is tied for drink products to Butcombe Brewery. There is no tie on food purchases.

### **Rateable Value**

Current value (from 1 April 2023) is £40,000

### **EPC – link**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0295-9205-2930-2690-7303>

### **VIEWING AND FURTHER INFORMATION**

**Please treat this matter as confidential and do not make any direct approach to the business as staff are not aware of this sale.**

For more information and to make appointment to view  
Please call 0333 414 9999 (Monday-Friday 9am-5pm)  
Bruce Sprosen 07467 947296 (Out of Hours)  
Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.