



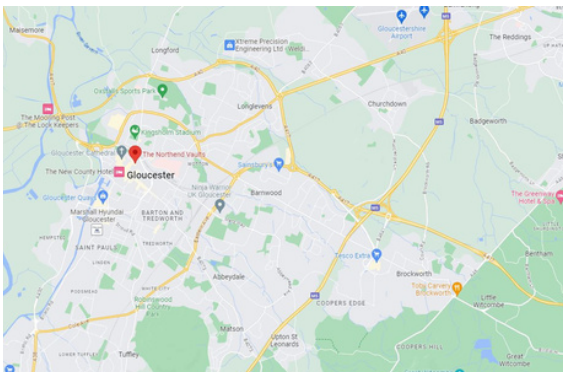
REF: 568

Northend Vaults
86 Northgate Street, Gloucester,
Gloucestershire GL1 1SL

£11,750



£11,750 is the minimum amount of start-up capital required in order to take over this business. These funds will go towards rent deposit, advance rent, stock and working capital. Fixtures and fittings are estimated to be valued at circa £11,410 and can be purchased over a period of time.



FEATURES

- Prominent location in Gloucester city centre
- Historic traditional public house
- Two separate 2-bed flats
- Many period features combined with a complimentary modern interior
- Opportunity to develop a strong food offering
- Rear outside patio area for 50
- Car park for 7 with further parking on-street

LOCATION

Gloucester is an historic cathedral city with a population of approximately 130,000 and is located on the eastern bank of the River Severn, sheltered by the Cotswolds to the east, while the Forest of Dean and the Malvern Hills rise to the west and north.

From the rear of the premises, the train and bus stations are only a few minutes' walk away.

The Vaults, as it is known locally, is ideally situated just a short walk from the city centre of Gloucester and the Cherry and Whites Kingsholm Rugby stadium. This provides plenty of passing trade to the pub.

The Northend Vaults is one of the oldest hostelrys in Gloucester, reported as a pub in circa 1660, but parts of the building are much older, originally a merchant's house.

THE BUSINESS PREMISES

Main Trading Area

The main trading area has a traditional finish to the floors, a modern feel to the furniture and fittings, and an open plan, airy feel but with more secluded areas for small groups.

There are multiple tv screens for those that want to sit and watch live sport.

Commercial Kitchen

The kitchen is located to the rear of the premises and will require some investment in equipment to operate an additional food trade but there is great potential to develop.

PRIVATE ACCOMMODATION

The living accommodation consists of two separate flats.

The first floor, accessed from inside the pub, has:

- FLAT 1**
- Two Bedrooms**
- Office**
- Living Room**
- Kitchen**
- WC**
- Bathroom**



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The second floor, which is accessed from its own entrance to the rear, also has:

FLAT 2
Two Bedrooms
Living Room
Kitchen
Bathroom

OUTSIDE

An enclosed courtyard to the rear has a raised paved area with traditional wooden benches with seating for approximately 50 covers.

Car Park

There is an adequately sized car park to the rear for seven cars, but being in the city centre, there are numerous pay and display car parks close by and the usual transport links.

THE BUSINESS

Is currently open and trading.

It is the landlord's view that this site has a potential turnover of circa £375,000 per annum.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

The Northend Vaults is available on the basis of a brand new agreement with the Stonegate Group.

There will be a wet tie to the Stonegate Group incorporated within this agreement.

Headline rent is quoted at £27,000 per annum.

Rateable Value

Current rateable value (1 April 2023 to present) £27,500.



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Jeff Dunn 07824 663371 (Out of Hours)
Please Email: jeff@sprosen.com

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