



REF: 568

Northend Vaults

86 Northgate Street, Gloucester,
Gloucestershire GL1 1SL

£6,000



£6,000 is the deposit required in order to take over this city centre business.

In addition, there will be a need to fund initial rent, stock and working capital.

FEATURES

- City centre wet-led historic public house
- Has previously taken £8,000 per week (un-warranted)
- Opportunity to run a first class "boozer"
- Refurbished with internal seats for around 50 plus plenty of vertical drinking space
- Great sun-trap beer patio for 60 plus small car park
- Two-bedroom flat in main building
- Additional self-contained two-bedroom flat – opportunity for Airbnb
- Small catering kitchen and refurbished WCs

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 hostelries 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

Entrance Vestibule

Leads to:

Front Bar

(5.5 m x 5 m)

Seats 20 with additional vertical drinking space.

The bar has button-back fixed seating together with bar tables and chairs, a professional fitted carpet, exposed part brick wall, two wall mounted flat-screen TVs and a log effect electric fire inset to fireplace.

Main Bar

(5.9 m x 5.1 m)

Seats 14 but with plenty of extra standing space. Within this area is a panelled bar with polished wooden top, half-panelled walls etc.

Behind the bar there is a range of back bar refrigerators, non-slip floor etc.

Utility Area

With glass washer and ice machine. Having stainless steel sink unit.

Galley Kitchen

(3 m x 1.9 m)

With commercial extract, stainless steel tables – ideal to produce a limited food offer. Leads to:

Utility Room

Which in turn leads to:

Cellar

Rear Vestibule

Leads to:



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Ladies WC

Refurbished with two WC cubicles.

Gents WC

Refurbished with three urinals and one WC cubicle.

PRIVATE QUARTERS

Entrance Vestibule

Leads to landing with access to:

Bathroom

With panelled bath.

Kitchen / Breakfast Room

(3.6 m x 4 m)

With wall and floor kitchen units, integrated oven, part tiled walls and linoleum floor.

Lounge

(3.8 m x 5 m)

With Victorian fireplace.

Bedroom 1

(3.8 m x 2.4 m)

Bedroom 2

(2.3 m x 3 m)

Apartment 2

With access from behind the bar there are stairs leading to first floor landing with cupboard off. Leads to:

Office

(3.7 m x 3.7 m)

With safe and CCTV system.

Door leading to:

Two Unused Rooms

Internal landing leads to:

Private Kitchen

(3 m x 3 m)

With wall and floor kitchen units, stainless steel single drainer sink unit, domestic oven and hob.

Separate WC

Bathroom

With white suite and shower over bath.

Bedroom 1

(2.6 m x 4.6 m)

Bedroom 2

(4 m x 1.9 m)

Bedroom 3

(5.2 m x 3.6 m)



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OUTSIDE

Rear

There is a sun-kissed trade patio with cobbled stones and a raised patio area.

This space can seat up to 60, there is subtle wall lights and an external TV in this area.

Car Park

With 7 spaces.

THE BUSINESS

Is currently closed.

We understand that quite recently this business was taking circa £8,000 a week although we are unable to provide any accounts or warrant any trading information.

This represents an ideal opportunity for a "proper pub" with good real ales and a small amount of food to be offered.

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 £25,000 per annum although initial rent discounts will be openly discussed.

Rateable Value

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

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0673-9654-0122-0327-8477>

VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com



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