



REF: 517

The Wheatsheaf Inn

Wheatsheaf Lane, Oaksey,
Malmesbury, Wiltshire SN16 9TB

£11,500



£11,500 is thought to be the minimum amount of capital needed in order to enter this excellent business opportunity. Included in this amount is rent deposit, working capital and stock. New owners will be required to purchase the fixtures and fittings which have an estimated value of £11,500. These can be purchased over a period of time and not necessarily upfront.

FEATURES

- Beautifully presented Cotswold village pub and restaurant
- With circa 60 covers throughout character building
- Fully fitted commercial kitchen
- Self-contained letting suite
- 2-bedroom owner's home in great condition
- Separate single storey skittle alley / function room
- Outside seating front and back for circa 40
- Large car park

LOCATION

The idyllic village of Oaksey has breath-taking scenery all around and an affluent customer base. Country walks and foot paths give ample opportunity for relaxation whilst a few miles away is the Cotswold Water Park. The pub is ideally located for tourists and visitors to the area with close links to the A419 and A429.

THE BUSINESS PREMISES

Entrance Vestibule

From the front of the building there is exposed stone walls and entry into:

Main Bar

Seats around 15. Plus there is space at the bar to sit and vertical drinking areas. This gorgeous room has block wooden floor, exposed stone walls, exposed beamed ceiling and a feature fireplace with wood burning stove.



Adjacent to this is:

First Customer Seating Area

For around 10. With many features.

Bar Servery

Is extremely well fitted with a full range of equipment including back bar fridges, glass washer, Belfast sink, non-slip floor etc.



Second Customer Seating Area

Seats a further 10.

Third Customer Seating Area

Seating for 12. With exposed stone walls and newly carpeted floor.

Fourth Customer Seating Area

Seats around 20. Another lovely well presented space.

Ladies WC

In good condition.

Gents WC

In good condition.

Beer Cellar



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.

Commercial Kitchens

Well presented with a good range of stainless steel professional equipment including rational, combination oven, flat top commercial hob and oven, griddle, under counter chillers etc.

Separate Wash-Up Area

With commercial dishwasher and deep bowl sink unit with overhead rinsing spray.

Utility / Cold Room

For further food storage. Also with washing machine etc.



**Stairs to:
FIRST FLOOR PRIVATE ACCOMMODATION**

Is extremely well presented. A newly carpeted and large hallway leads to:

Bedroom 1

A double room with integrated wardrobe.

Bedroom 2

A double bedroom.

Lounge

Extremely well presented with beamed ceiling and feature fireplace.

Kitchen / Dining Room

A lovely space with cottage style kitchen units, oak worktop and exposed beamed ceiling.

Modern Bathroom

With roll-top bath, modern wash hand basin, modern WC and walk-in double shower.

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ONE BEDROOM LETTING SUITE

Is self-contained with sitting room and bathroom with walk-in shower. With stairs up to double bedroom.

Alternatively, you could use this space as extra private quarters.



OUTSIDE

Outside Rear

There is a lovely beer patio for 20.

Car Park

Also at the rear is a gravelled car park for around 20 vehicles.

Outside Side

There are various storage and seating areas and with direct access to the letting suite.

Outside Front

There is further customer seating for around 20.



Separate Skittle Alley

Opposite the main entrance to the pub is a separate detached building used as a skittle alley. This space, subject to Planning Consent, could be useful for a variety of reasons.

THE BUILDING

We are advised that this dates back over 600 years. It is extremely well presented and even has its own ghost!

THE BUSINESS

Is currently closed. We do not have any trading records. It is thought that this business has a potential turnover, by a well-run operator, in the sum of £357,000. We cannot warrant any trading figures.

TENURE

The Wheatsheaf Inn is offered to let by the Stonegate Group. It is likely that a 5-year tenancy agreement will be entered into. There will be a wet sales tie to the Stonegate Group. The initial annual rent will be in the sum of £17,500.

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