



REF: 642

The Kilkeney Inn
Andoversford, Cheltenham,
Gloucestershire GL54 4LN

£10,000



£10,000 is the rent deposit payable to the landlord. In addition, funds will be required for stock, working capital and advance rent. Fixtures and fittings value to be confirmed but can be purchased over a period of time



FEATURES

- Beautiful **free-of-tie** Cotswold roadside public house
- Internal trading areas for 84
- External trading areas for 82
- Very well equipped commercial kitchen
- Superb dining area
- Airbnb accommodation suite
- Three-bedroom private accommodation with lounge and kitchen
- Beer patio and car park for 40 plus cars
- Opportunity to develop an all-day food offering
- There is a landlord external investment planned to cover new signage, lighting and redecoration

LOCATION

Andoversford is a village in Gloucestershire, 5.9 miles (17 minutes) east of Cheltenham via the A40 and 13.4 miles (25 minutes) from Gloucester via the A436 and A417. The village is on the River Coln, parallel to the A40.

Cheltenham is a spa town on the edge of the Cotswolds and became known as a health and holiday spa town resort following the discovery of mineral springs in 1716, and claims to be the most complete Regency town in Britain.

The town hosts many cultural festivals, often featuring nationally and internationally famous contributors in the fields of literature, jazz, science, music, film, cricket and food & drink. In steeplechase horse racing, the Gold Cup is the main event of the Cheltenham Festival held every March.

The Kilkenny Inn is situated in a prominent position on the main A436.

THE BUSINESS PREMISES

There are two entrances to the Kilkenny Inn:

Main Entrance

Via the front of the building from the patio area, coir matted, half wood panelled stone built porch.

Leads to:

Main Open-Plan Trading Area

There are three separate trading areas:

Area No.1 Bar/Dining Area

(13.9 m x 3.9 m)

Seating 30.

With flagstone/wooden floor and beautifully decorated throughout with inglenook fireplace and working wood-burner and wooden lintel above.

There are traditional wooden beamed ceilings in this area and contains the Bar Servery, which is a wraparound servery and has painted wooden panelled front with hardwood top and traditional wooden back bar.

Behind the bar is non-slip flooring, two double bottle coolers, glass washer and single sink.

From this area are:



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Ladies WC

With quarry stone floor, painted rendered walls, beamed ceilings, three low level flush WCs and wash hand basin.

Gents WC

With quarry stone floor, painted rendered walls, beamed ceilings, three urinals, low level flush WC and wash hand basin.

Disabled Toilet

With quarry stone floor, painted rendered walls, beamed ceilings and baby change facilities.

Area No. 2

(9.8 m x 3.9 m)
Seating 24.

Carpeted with a feature wood-burner. Walls are exposed stone, painted render and wooden panelled in rustic style with traditional wooden beamed ceiling.

Area No. 3 (Second Entrance)

(7.4 m x 6.4 m)
Seating 30.

Is a glazed area with wooden floor, painted brick walls with rustic wooden panels and is accessed from the other trading areas via a flight of wooden stairs.

Leading from here:

Commercial Kitchen

(5.5 m x 6.6 m)
Very well equipped with rational, deep fat fryers, grills, 6-burner stove, walk-in chiller, dishwasher, microwaves, numerous stainless steel refrigeration and upright freezers. There are a number of stainless steel preparation surfaces plus two double sinks. The area has non-slip flooring with tiled walls.

Cellar

Is above ground and accessed from behind the Bar Servery.

LETTING ACCOMMODATION

Is self-contained and located via an outside entrance leading to a small landing area and consists of:

Lounge

(4.2 m x 4 m)

Dining Area

(2.5 m x 2.3 m)

Bedroom

(3 m x 4.1 m)
A double room with separate access to outside.

Bathroom

With exposed stone walls and consisting of a white suite including shower, low level flush and wash hand basin.

The accommodation is carpeted throughout with exposed wooden beams and tastefully decorated with wallpaper and painted render.



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PRIVATE ACCOMMODATION

This is large, with both internal and external access and consists of:

Bedroom 1

(4.2 m x 4.9 m)

A good size double room.

Bedroom 2

(4.3 m x 2.9 m)

A good size double room.

Bedroom 3

(4.6 m x 2.7 m)

A good size double room.

Office

(2.9 m x 3.5 m)

Lounge

(4.3 m x 4.1 m)

With feature electric fireplace.

All rooms are carpeted throughout with painted rendered walls and exposed beamed ceilings.

Kitchen

(2.8 m x 2.3 m)

With vinyl flooring, fitted wall and floor units.

Bathroom

(2.8 m x 2.7 m)

With rendered ceiling, part tiled walls, vinyl flooring and a white suite consisting of bath with shower over, low level flush and wash hand basin.

There is the potential to split this accommodation for staff/further B&B accommodation.

OUTSIDE

Patio Garden

To the rear and benefits from Rattan furniture which can accommodate 42 customers.

To the front there is seating for 40 customers and can be accessed from the front of the building or the car park to the side.

Car Park

A large tarmacadam car park for circa 40 vehicles.

THE PROPERTY

Is part detached of Cotswold stone construction under a slate roof.



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THE BUSINESS

Is currently open and trading.

TENURE

The Kilkenny Inn is available on the basis of a 5-year (TAW initially) agreement with Red Oak Taverns.

The agreement is completely free-of-tie.

Annual rent is quoted at £45,000.

Rateable Value

Current rateable value (1 April 2023 to present) £10,500.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/8830-2311-2714-5230-8812>



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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