



REF: 653

The Globe
High Street, Stonehouse,
Gloucestershire GL10 2NG

£7,500



£7,500 is the rent deposit payable to the landlords. There will be a need for additional capital for the purchase of stock, advance rent and working capital. Applicants will be expected to purchase the fixtures and fittings but this can be agreed over a period of time.



FEATURES

- Town centre mostly wet-sales pub on Cotswold edge
- Recent takings £5,000 per week which could easily grow
- Two bars very well presented seats 50
- Function room / Skittle alley for 50
- Commercial kitchen and well presented WCs
- Self-contained well-kept 3/4 bedroom owner's home
- Car park (25) plus outside seating for 70
- Great opportunity to take over an easy to run wet-sales business

LOCATION

Stonehouse is a popular and historic town situated close to Stroud, between the major cities of Bristol and Gloucester.

The M5 motorway is only a few miles away and the town also has a railway station which has a main line direct link into London Paddington.

In recent years there has been significant housing development.

The Globe is situated in the main High Street and is one of two pubs in the town.

THE BUSINESS PREMISES

Entrance Vestibule

(2.3 m x 2.1 m)

With parquet flooring, inset bristle mat, half panelled walls and doors leading to both main bars.

Turn left into:

Public Bar

(13.5 m x 6.8 m)

A large room separated into two sections.

The first section surrounding the bar servery seats around 40 at both high and low tables.

Also in this area is a panelled bar with light wood top.

Behind the bar there is non-slip flooring and a range of back bar equipment.

The second section has been used for games with space for pool table, dartboard and further seating for around 20.

Lounge Bar

(6.4 m x 6.4 m)

With space to seat 24.

A well presented room with parquet flooring, attractive local stone fireplace together with a stone fronted bar servery.

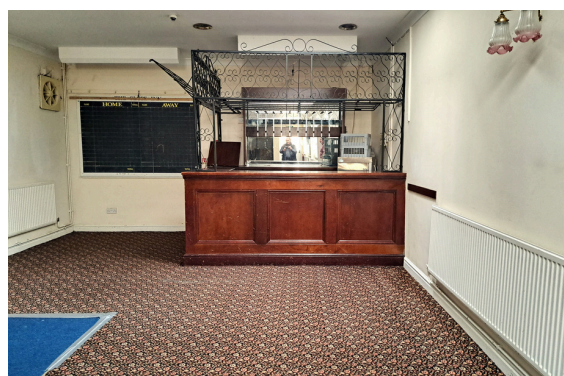
Behind the bar there is a good range of back bar equipment, non-slip floor etc.

A rear vestibule with red tiled flooring leads to:

Function Room / Skittle Alley

(6.5 m x 20 m)

Another large room. The room has its own access outside and a corner fitted bar servery which can be used as a function room for around 50 or a skittle alley. In the corner of this room is a natural well.



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Gents WC

(2.9 m x 2.6 m)

With stainless steel urinal, half tiled walls and WC cubicle.

Ladies WC

(3 m x 1.8 m)

With half tiled walls, two wash hand basins and two WC cubicles.

Cellar

Catering Kitchen

(3.1 m x 3.7 m)

With double deep bowl sink unit, stainless steel workstations, 6-ring hob and commercial oven, double pan deep fat fryer and recently clean commercial extraction.

Two Storerooms

PRIVATE ACCOMMODATION

Is self-contained with its own external access together with an access from the trade area.

Ground Floor Vestibule

With large store cupboard. Leads to a first floor carpeted stairway, which in turn provides access to large landing, leads to:

Lounge

(5 m x 3.9 m)

A double aspect room. Well presented.

Kitchen / Breakfast Room

(4 m x 3.2 m)

With wall and floor mounted kitchen cabinets, stainless steel single drainer sink unit and Formica worktop.

Bedroom 1

(3.3 m x 3.2 m)

Well presented with two walk-in wardrobes.

Bedroom 2

(3.4 m x 5.2 m)

Well presented. Leading to:

Dressing Room (or nursery)

(2.9 m x 3.3 m)

Leading to:

Shower Room

With WC, wash hand basin and shower unit in need of upgrading.

Bedroom 3

(3.7 m x 3.3 m)

With built-in wardrobe housing gas boiler.

Main Bathroom

With panelled bath having shower over, WC and wash hand basin.



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OUTSIDE

To the front is a large tarmacadam car park for around 25. There is also an attractive front lawned area ideal for customer seating.

In total, it is possible to seat up to 70 to the outside front.

THE PROPERTY

Stands detached, built of local stone. This attractive building is well presented throughout with mostly double glazed windows and gas central heating.

THE BUSINESS

Has been recently operated as wet-sales only pub running pool teams, darts teams and skittles teams.

We believe that there is opportunity to grow trade by introducing SKY and TNT Sports (special deal available) and by offering a simple food menu.

We understand that recent weekly sales were circa £5,000. We do not hold any accounting information nor are we able to warrant any trading information.

TENURE

The Globe is available on the basis of an agreement with the Stonegate Group.

There will be a tie to the Stonegate Group for wet products.

The annual rent is quoted at £30,000

Rateable Value

Current rateable value (1 April 2023 to present) £7,750.

EPC - link

<https://find-energy-certificate.service.gov.uk/energy-certificate/5398-9550-4451-1742-9317>



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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