

## Attractive Freehold South Gloucestershire Village Pub/Restaurant £499,950



### The Fox, High Street, Hawkesbury Upton, Badminton, Gloucestershire, GL9 1AU

#### Virtual Tour

- Attractive affluent Village pub with accommodation and food potential.
- Three trading areas, including bar, 20 cover restaurant and function room.
- Five en suite letting bedrooms.
- Front Beer patio and rear beer garden and car park. Site Area 0.459 acres ( Nimbus Maps).
- The property has been listed as an Asset of Community Value, see tenure paragraph below.

**Freehold offers are invited in excess of £499,950 subject to contract and exclusive of VAT where chargeable.**

Office 11, Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)  
[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



## LOCATION

The Fox is located in the centre of the affluent South Gloucestershire village of Hawkesbury Upton on the Cotswolds Way, with Badminton 3 miles to the south and Chipping Sodbury 5 miles to the south west. The A46 Trunk Road lies closeby. The village comprises a primary school, a village shop, a post office and a hair salon and has a population of approximately 1200 residents (Census 2011). There is also a village hall with a recreation ground and a cricket club.

## DESCRIPTION

The Fox comprises an original two storey stone and slate building set back behind an attractive shale beer patio fronting the High Street and to the side and rear there are two storey rendered extensions of more modern design with pan tiled roofs. The pub includes a surfaced car park for 6 cars alongside with a driveway leading to the rear car park providing another 8 car park spaces. The property benefits from a large beer garden to the rear. The site area is 0.459 acres. (Source Nimbus Maps).

## ACCOMMODATION

### Ground Floor

Entrance lobby leading to highly attractive and characterful front bar with servery, timber floors, exposed stone walls, Inglenook fireplace, seating for 24 customers, adjoining 20 cover restaurant similarly fitted and decorated to the bar with servery, games/overspill seating area alongside, additional restaurant/function room with serving station and potential for 40 covers, service corridor with access to ladies and gentlemen's customer lavatories, laundry with boiler and dry stores.

### First Floor

Five letting bedrooms ( 2 doubles, 3 family rooms) with en suite facilities and guests lounge. Large catering kitchen with dumb waiter to ground floor, wash up and prep areas. Living accommodation: lounge, 2 double bedrooms, bathroom.

### Basement

Beer cellar accessible from behind bar.

### Outside

Front car park for 6 vehicles, rear car park for 8 cars, front beer patio, large rear beer garden.



Office 11, Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757

Mobile: 07973 837548

Email: [matt@matthewphillipsurveyors.co.uk](mailto:matt@matthewphillipsurveyors.co.uk)  
[www.matthewphillipsurveyors.co.uk](http://www.matthewphillipsurveyors.co.uk)

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



## GENERAL INFORMATION

### Tenure

The property is held freehold and will be made available with the benefit of vacant possession. The property has been listed as an ACV. A qualifying group have triggered the full moratorium, which ends at close of business on 30th July 2024. During the full moratorium, the property can only be sold (which, for the avoidance of doubt, includes exchanging contracts for sale of the property) for continuing use as a public house. Once the full moratorium has expired, the property can be sold to any third party for any proposed use (STP).

### Services

The property is served by LPG gas, otherwise all mains services are connected to the property.

### Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00hrs to 24:00hrs Sunday to Thursday inclusive and 10:00hrs to 01:00hrs on Friday and Saturday.

### Town & Country Planning

The Fox is within the area controlled by South Gloucestershire Council. The property lies within the Hawkesbury Conservation Area but is not listed.

### Fixtures & Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

### TUPE

There are no staff to transfer upon completion under the TUPE Regulations.

### Stock in Trade

There is no stock to be bought on completion.

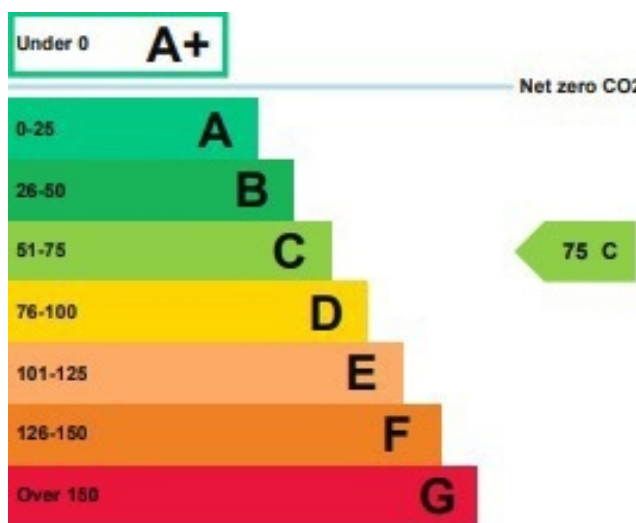
### Rating Assessment

The Rateable value with effect from 1st April 2023 is £17,225. The Council tax band is A. The Council tax payable is £1461

### EPC

An EPC will be made available to inspect.

Office 11, Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG



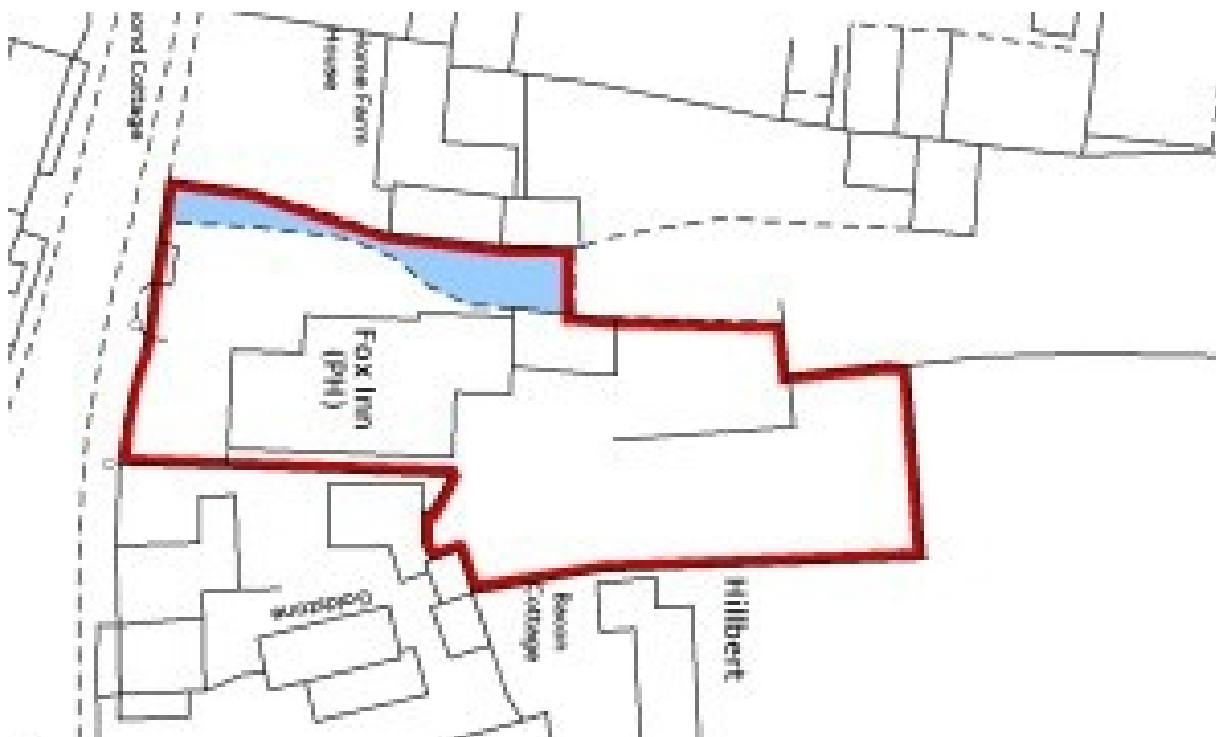
Telephone: 0121 353 2757

Mobile: 07973 837548

Email: [matt@matthewphillipsurveyors.co.uk](mailto:matt@matthewphillipsurveyors.co.uk)  
[www.matthewphillipsurveyors.co.uk](http://www.matthewphillipsurveyors.co.uk)

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



Office 11, Lichfield Business Village,  
Staffordshire University Lichfield Centre,  
The Friary, Lichfield, Staffordshire,  
WS13 6QG

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipsurveyors.co.uk](mailto:matt@matthewphillipsurveyors.co.uk)  
[www.matthewphillipsurveyors.co.uk](http://www.matthewphillipsurveyors.co.uk)