

Attractive Freehold Unopposed Gloucestershire Village Pub/Restaurant with food and letting potential - £475,000



Kings Head, High Street, Kings Stanley, Stonehouse, Gloucestershire, GL10 3JD

Virtual Tour

- Prominent handsome pub in centre of large affluent Village
- Large open plan trading area, skittle alley/function area and additional bar/café
- Restaurant (30 covers), catering kitchen and 4 potential letting bedrooms at first floor
- Large recently refurbished living accommodation
- Extensive front beer patio, rear beer patio and 20 space car park

Freehold offers are invited in excess of £475,000 subject to contract and exclusive of VAT where chargeable.

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Matthew Phillips Surveyors

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LOCATION

The Kings Head lies in the sizeable attractive residential village of King's Stanley (Population 2497 Source: Mid-Year Estimates (ONS) 2017) which is overlooked by Selsley Common, some 4 miles south west of Stroud and 2 miles south of Stonehouse. The pub benefits from a highly affluent catchment in the immediate locality. The public house is the only pub in Kings Stanley and overlooks the village hall, play area and football/cricket club.

DESCRIPTION

The Kings Head is a Grade II listed property, which lies in the heart of the pretty village Kings Stanley, comprising a handsome two storey rendered and painted brick building with four dormer windows beneath a pitched tiled roof, with similar additions to the side and rear. This imposing property benefits from an extensive enclosed patio to the front and a further patio area to the rear, together with a large 20 space car park with separate entrances from High Street and Broad Street. The site extends to approx. 0.319 acres (Nimbus Maps).

ACCOMMODATION

Ground Floor

Large lounge bar with charming flagstone flooring, feature fireplace, various timber beams and a mixture of upholstered seating and bar stools to accommodate 30 covers. Adjacent is a skittle alley/ function area, which has potential to accommodate up to 40 covers and can be separated by double doors from the main bar. There is a further smaller bar which has been used as a café, serving coffee and cake throughout the day with seating for a further 20 covers. The customer lavatories and ground floor beer cellar are located from the central hallway.

First Floor

The main restaurant lies on the first floor and provides 30 covers, directly served by the catering kitchen. A dumbwaiter ensures food service to the ground floor trading areas. Also at first floor are three letting bedrooms with en-suite facilities, together with a lounge previously used as part of the living accommodation but could be converted to another letting room.

Second Floor

The living accommodation, which has been recently refurbished, is arranged on the second floor and comprises 3 bedrooms, kitchen and bathroom.

Outside

An extensive enclosed front patio area provides seating for 30 covers, rear beer patio for 20 covers, car park 20 spaces.



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GENERAL INFORMATION

Tenure

The property is held freehold and will be made available with vacant possession.

Business

The Kings Head has traded as a community village pub with private events in the function area. The skittle alley is popular with local teams and this together with the function area can accommodate 40 covers. The smaller bar has been used as a café, with seating for a further 20 covers. There are three en-suite letting rooms at first floor, which have been refurbished, with potential for a fourth bedroom.

Services

All mains services are connected to the property.

Licences

The property holds a Premises licence permitting the sale of alcohol permitting the sale of alcohol from 09:00hrs to 24:00hrs Sunday to Thursday inclusive and 09:00hrs to 01:00hrs on Friday and Saturday.

Town & Country Planning

The Kings Head is within the area controlled by Stroud Council. The property is a Grade II listed building.

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.

Rating Assessment

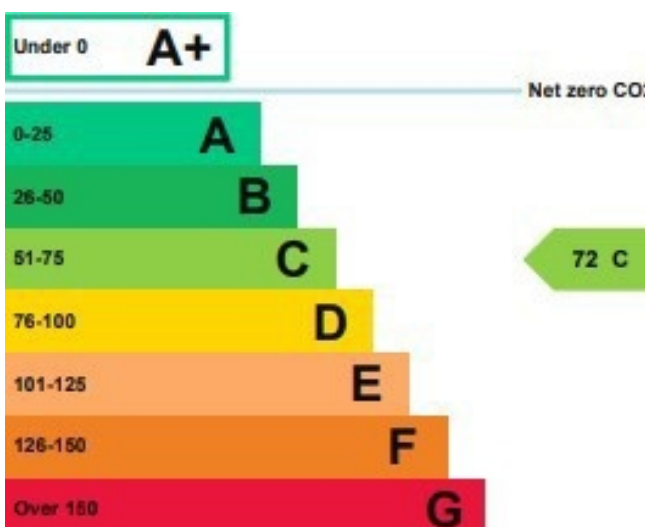
The Rateable Value is £7000 with effect from April 2023. The property has a Council tax band of B with £1,631.27 payable.

EPC

An EPC will be made available for inspection.

ASKING PRICE

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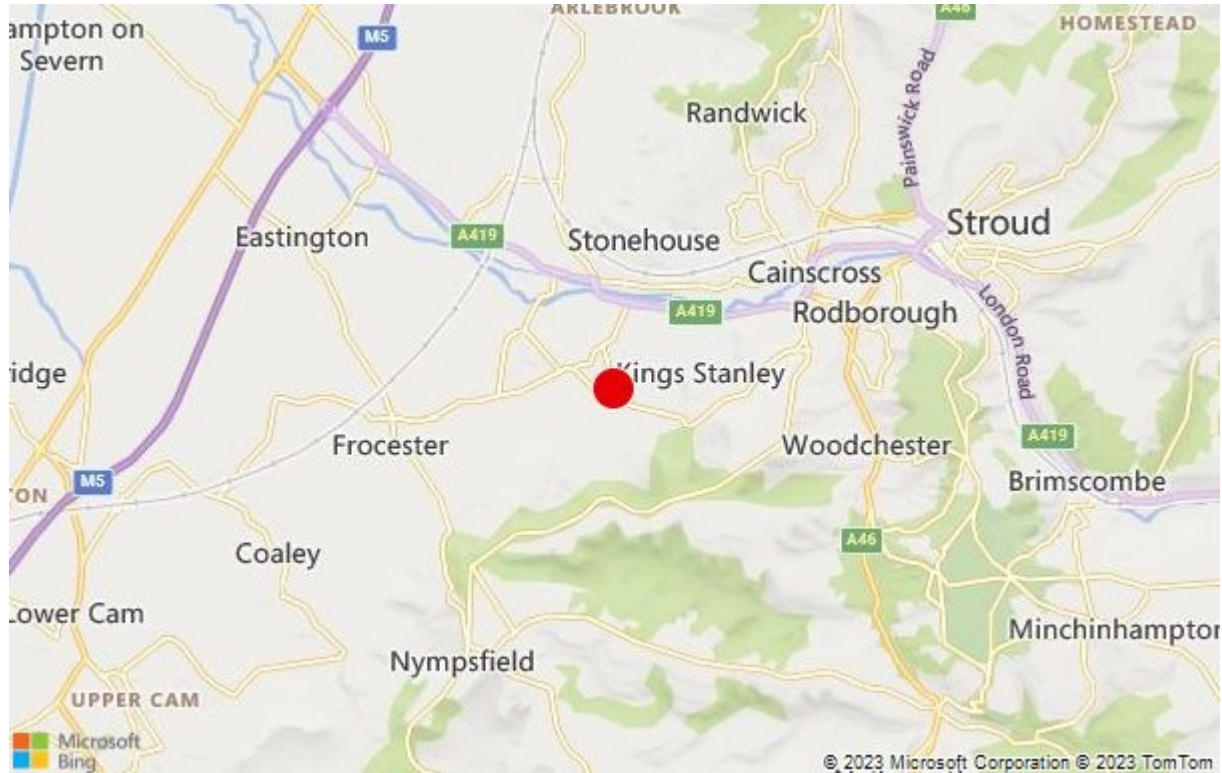


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