

For Sale

Three Ways House Hotel

 Mickleton, Chipping Camden,
Gloucestershire, GL55 6SB

Guide Price: £3,950,000
Freehold Asset Sale
3440623



Description

Three Ways House is a stylish 48-bedroom hotel, one of the largest in the northern Cotswolds and famous for its "Pudding Club".

The hotel has been developed around an original house believed to have been constructed in 1871 and arranged on cellar, ground, first and second (attic) floors with Cotswold stone elevations under a pitched, tiled roof.

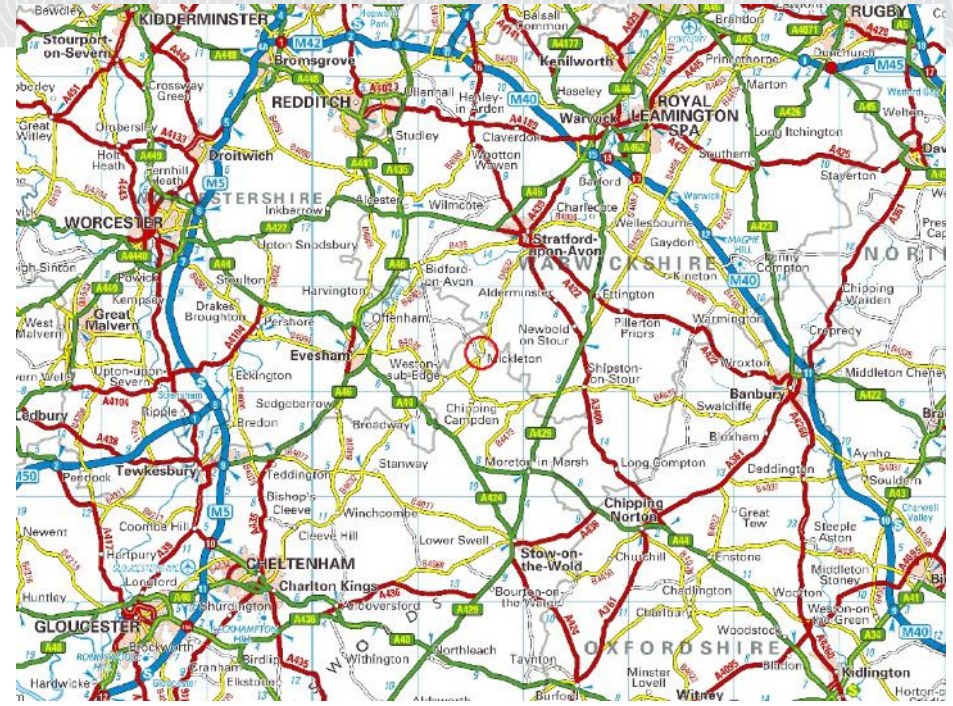


Key Highlights

- 48 Boutique bedrooms
- Idyllic north Cotswolds village location
- Car parking
- Function rooms - Bar & restaurant
- Forecast turnover - 12 months to 28/02/25 £1.576m
- Popular wedding & event venue with upside potential;
- EPC: D (82)

Mickleton, Chipping Camden, Gloucestershire GL55 6SB

Location



Three Ways House Hotel is well located in the heart of the north Cotswolds with convenient access to Chipping Camden 3 miles, Moreton-in-Marsh 12 miles, Stow-on-the-Wold 13 miles and Cheltenham 27 miles. Junction 15 of the M40 is situated 17 miles to the northeast and Junction 8 of the M5 approximately 25 miles to the southwest.



Internal Details

Entrance hall with welcoming log burning stove, bar seating 40 in two sections. Main restaurant at the centre of the ground floor with capacity for 70 seated and up to 100 for functions. Residents Lounge with open fireplace seating 25 guests.

The hotel has several meeting/function rooms. The principal function room is the Terrace Suite seating 85 for dining with dance floor, bar, a partition screen wall (used to reduce the size of the room) and access to the adjoining restaurant, the lounge/break-out room and the outside terrace.

The second largest room is the Hidcote Suite on the first floor. It seats 24 in boardroom style and 50 in theatre style. The Sudeley Syndicate Room seats 8 boardroom style. The Batsford Suite (room 39) seats up to 10.

Letting Accommodation

There are 48 individually styled bedrooms; cosy doubles and some superior rooms are located in the main house, whilst six of the seven quirky pudding theme rooms and the classic rooms are located in the garden wing. There are a number of ground floor rooms; some of these have private patio gardens.

Each bedroom has a shower and/or bath and is equipped with tea/coffee making facilities, homemade biscuits, hairdryer, remote control TV, radio, direct dial phone and free Wi-Fi.

All the bedrooms have ensuite facilities, eight with ensuite shower and three with jacuzzi bath.

Room configurations set out below:

Room Type	Number
Standard Double	15
Standard Twin/King	11
Feature Rooms	7
Superior Double	8
Superior Twin/King	4
Superior Twin	1
Single	2
TOTAL	48





Fixtures & Fittings

All trade fixtures and fittings are included.

Tenure

Freehold

Ancillary Areas

Kitchen, still area, wash up, large walk-in cold room, dessert preparation area and dry goods store. Cellar with spirit store with bins and chilled beer store. Reception office and first floor office. Outside stores including linen room, maintenance shed, boiler house, garden store, and recycling compound.

Licences

We understand that the hotel benefits from all the necessary licences for the conduct of the business.

Trading Information

We have been provided with a forecast Profit & Loss Accounts for the 12-month period to end February 2025 showing a projected turnover of £1.576m. Further financial information will be provided on agreement to an NDA in the online data room.

Staff

The business prides itself on impeccable customer service and operates with a hotel manager and management team with a number of full-time staff and a pool of part time staff supplementing the business during peak months.

The Opportunity

Three Ways House Hotel is a popular meeting and events venue situated in the north Cotswolds close to Chipping Camden, Moreton-in-Marsh and Broadway.

The ample on-site car parking and accessible road (A44/A429) network makes it a perfect venue for leisure break excursions during the holiday season and weekends, whilst also attracting mid-week corporate business.

The Hotel is also well placed for leisure guests being situated close to many tourist attractions including Cheltenham Racecourse and the picturesque northern Cotswolds.

The owners have continued to reinvest in the property, including ongoing refurbishment to the bedrooms and public areas. The business continues to enjoy favourable reviews attracting a high proportion of repeat business.

There is substantial further scope to significantly increase revenue from wedding business and functions including private dining. The Hotel has the potential to build on its reputation and develop its range of customer services including conferences.

Opportunities exist to further develop the Hotel's reputation in this market, including wedding, private functions and events. For further information and more images, please visit the hotel website: <https://threewayshousehotel.com/>













Meetings & Events

Three Ways House is a unique conference and events venue located just 90 minutes from London, 45 minutes from Birmingham and 10 minutes from Stratford Upon Avon, the hotel is easy to find in the centre of the Cotswold village of Mickleton, with plenty of free parking. There are two dedicated conference rooms for a maximum of 80 delegates with both rooms benefitting from natural daylight and air-conditioning with free wi-fi internet access throughout the hotel.

External

There are 25 car parking spaces situated to the side of the hotel, with further on street parking to the front of the hotel on Chapel Lane/High Street.

There is a delightful terrace situated to the front of the hotel adjacent to the main entrance providing 'al fresco' dining in the Summer months. Landscaped part terraced gardens are situated to the front of the hotel with additional free standing tables and chairs.

Services

Mains gas, electricity, water and drainage. Gas fired boilers providing heating and hot water. The two main conference rooms and the restaurant are air conditioned as are the seven newest bedrooms.

Business Rates

Three Ways House Hotel: Rateable Value from 1st April 2023 ETBA

Price & Basis of Offer

Offers on a guide price **£3,950,000** for the freehold interest are invited on an asset sales basis as a TOGC.



Contact

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

Ed Bellfield
Regional Director

M: +44 (0) 7713 061171
E: ed.bellfield@christie.com

Richard Thomas
Associate Director

M: +44 (0) 7701 315067
E: richard.Thomas@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. February 2024

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.