



## Lower Lode Inn

Ref: 3451447

Bishops Walk Forthampton, Tewkesbury, GL19 4RE

Virtual Freehold: £875,000

Three characterful trade areas c.130 people

Camping & caravan site set in c.3 acres

Separate venue & bar with wedding licence

5 B&B bedrooms & 3 bed owners flat

Boat moorings and fishing rights

Waterfront trade garden. EPC exempt.



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## Location

The Lower Lode Inn occupies a picturesque location on the banks of the River Sever in Forthampton, a village three miles from the medieval market town of Tewkesbury, which is situated approximately halfway between the cities of Gloucester and Worcester and on the western borders of the Cotswolds.

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## Description

The Lower Lode Inn is a two storey Grade II listed building, dating back to the 15th Century. The main bar has a flagstone floor, large wood burner, bar counter and seating for c. 45 people. The restaurant can sit around 60 people and the third internal trade area, currently used as a pub games room, is situated towards the back of the pub.

There is separate venue space with bar which is licensed for weddings for up to 98 people or can be used for private functions and celebrations for up to 140 people. Guests can make use of the 5 en-suite letting rooms in the main building or the pub's large caravan and camp site.

Externally, there is also a large trade garden overlooking the river, and the pub also has a number of moorings for narrow boats and smaller vessels.



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## External Details

There is a large riverside beer garden with extensive seating.

Customer car parking is available on site.

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## Caravan/Camp Site & Mooring

The lawned riverside caravan & campsite is set in over three acres, licensed for 10 caravans (there are 10 electric hook-ups) and ample space for camping, with facilities including Elsan disposal (chemical toilet), drinking water, shower and toilets.

Moorings are sited along the pub's river frontage with spaces for narrow boats and smaller boats available for rent from the pub.



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## Tenure

The property is being sold as a virtual freehold. The lease is 999 years from October 1949, with a rent of c.£1 per calendar year.

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## Internal Details

Main Building

- Main bar (40-45)
- Bar counter
- Restaurant/Function room (60)
- Games room
- Customer toilets
- Commercial kitchen
- Storage

Separate function building

- Bar counter
  - Function/dining area.
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## Letting Accommodation

5 en-suite letting rooms.





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### Other Property

A separate purpose built function room venue, which is licensed for weddings

Capacity for weddings - 98 people

Capacity for functions - 140 people (maximum)

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### Business Rates

Lower Lode Inn Public House:

Current rateable value (1 April 2023 to present) £21,500

Lower Lode Inn Caravan Park:

Current rateable value (1 April 2023 to present) £8,200

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### Owner's Accommodation

Situated on the first floor of the main building and comprising:

- 3 bedrooms
  - Living room
  - Bathroom
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### Fixtures & Fittings

We are advised by our clients that all trade fixtures and fittings are included in the sale.

An inventory listing will be provided.







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## Customer Due Diligence Checks

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## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Graeme Clifford

Business Agent

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any

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