



## The George Inn & Millingbrooke Lodge

High Street, Aylburton, Lydney, Gloucestershire GL15 6DE

£600,000



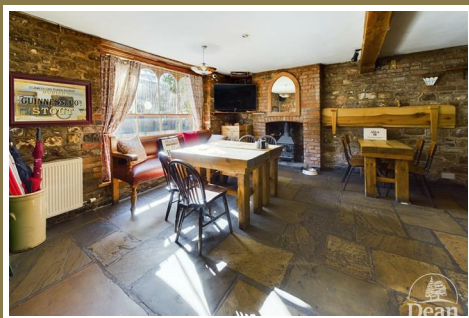
Dean Estate Agents offer for sale an investment opportunity which includes a tenanted proposition of a local, well respected public house alongside a stunning former Lodge hosting 14 letting bedrooms.

The George Inn is believed to date back to the mid 19th Century and history suggests that it has always been used as a public house. The accommodation for The George Inn is arranged over three levels with the ground floor offering a traditional public house. The accommodation for The George Inn is arranged over three levels with the ground floor offering a traditional public house bar area with seating, cloakrooms, front and side access, kitchen/prep rooms and an L shaped, cosy restaurant serving both daytime and evening meals.

Owners accommodation will be found to the first floor with a kitchen/dining room, lounge, two bedrooms, bathroom, office and a further staircase to the second floor hosting a third bedroom. There are also pub gardens to the immediate entrance area, children's play area and ample private parking.

Millingbrook Lodge has been lovingly restored to blend in to the local surroundings and has retained its Victorian charm throughout. The Lodge boasts 14 modern bedrooms, each with full En-suite facilities, flat screen TV and has been awarded 4 stars by Visit England. We can assume that the building would have been stables/outbuildings to the pub back in the day.

This property offers a wealth of development opportunity, subject to planning.



#### Main Building - Ground Floor;

Entrance porch, main bar with trading area approximately 45 m<sup>2</sup> (485 ft<sup>2</sup>) with tiled floor, exposed stone walls, timber ceiling beams, feature fire place and with wood front and polished wood top bar servery. Rear hall with entrance from the car park. Restaurant with trading area approximately 95 m<sup>2</sup> (1,020 ft<sup>2</sup>) with 50 or so covers. Catering kitchen. Ladies and gents toilets. Beer cellar.

#### First Floor;

Private accommodation comprising a lounge, two double bedrooms (one used as a dining room), office, bathroom and toilet. Attic room used as a bedroom.

#### Millingbrook Lodge Accommodation;

##### Ground Floor Hallway;

##### Letting Bedroom 1;

Double with disabled facilities and En-suite wet room.

##### Letting Bedroom 2;

A family room with En-suite shower and toilet

##### Letting Bedroom 3;

Family room En-suite shower and toilet.

##### Letting bedroom 4;

Double En-suite and toilet.

##### Letting Bedroom 5;

Twin En-suite shower and toilet.

##### Landing;

##### Letting Bedroom 6;

Double En-suite shower and toilet.

##### Letting Bedroom 7;

Family room En-suite shower and toilet.

##### Letting Bedroom 8;

Family room En-suite shower and toilet.

##### Letting Bedroom 9;

Double En-suite shower and toilet.

##### Letting Bedroom 10;

Double En-suite shower and toilet.

##### Letting Bedroom 11;

Double En-suite shower and toilet.

##### Second Floor Landing;

##### Letting Bedroom 12;

Family room En-suite shower and toilet.

##### Letting Bedroom 14;

Family room En-suite bath and toilet.

##### Gross Internal Areas - Main Building;

Gross Internal Area of Main Building Ground Floor;  
610'2" (6561'8" sq ft) (186m<sup>2</sup> (2000 sq ft))

Gross Internal Area of Main Building First Floor;  
357'7" (3854'11" ft<sup>2</sup>) (109m<sup>2</sup> (1175 ft<sup>2</sup>))

Gross Internal Area of Main Building Attic Room;  
82'0" (885'9"ft<sup>2</sup>) (25m<sup>2</sup> (270ft<sup>2</sup>))

Total Gross Internal Area Main Building;  
1049'10" (9'10",1459'11" ft<sup>2</sup>) (320m<sup>2</sup> (3,445 ft<sup>2</sup>))

Internal Area - Millingbrook Lodge;  
1407'5" (15157'5" ft<sup>2</sup>) (429m<sup>2</sup> (4620 ft<sup>2</sup>))

TOTAL GROSS INTERNAL AREA;  
2457'4" (26459'11" ft<sup>2</sup>) (749m<sup>2</sup> (8065 ft<sup>2</sup>))

##### Site Area;

From the Ordnance Survey based plan, we estimate that the total site area amounts to approximately 0.17 hectares (0.42 acres). To be confirmed.

##### Services;

We have made no specific enquiries of the statutory undertakers, although we understand that the building is connected into the following mains services:

##### Drainage and Electricity;

The George main building has a private water supply from the Aylburton natural spring, confirmation to follow.

Millingbrook Lodge has mains water.

There is bulk tank gas.

Each building has gas fired central heating to radiators.

##### Notes;

A local architect has provided a quotation to draw up a scheme and to draw up Land Registry plans showing how the site could be divided for the benefit of further development.

##### Disability Discrimination Act;

The Disability Discrimination Act, 1995 outlines the requirement that service providers may have to make 'reasonable adjustments' in relation to the physical features of their property to overcome physical barriers to enable access for disabled people.

Following our brief inspection of the property, we were not aware of any major issues that would give a user of this building opportunity to make a claim against the owner under the Act.

##### Planning Permission;

In the years 1992/1993, it appears that several applications were made to the Forest of Dean District Council for alterations, car parking and outbuildings of which alterations have taken place assuming planning permission has been

granted. As with all property purchases, we advise your legal representatives confirming the legal aspect of planning etc.

#### Assumptions - Fixtures and Fittings:

For the purposes of this marketing guide, we have made allowances for an overall assessment of the value of normal inventory of fixtures, fittings and effects contained with the premises.

In order to obtain an accurate assessment of value of these items it would be necessary to commission a detailed inventory to include the valuation of individual items in situ, this will be in conjunction with the current tenant.

We have also made the following assumptions:

- \*that no items are subject to hire/lease purchase
- \*that all items are owned outright
- \*that all electrical items comply with safety regulations and that all fabric complies with fire retardant regulations

#### Rent:

The property is offered for freehold sale with a Lease having approximately 11 years remaining of a 35 year full repairing and insuring lease which commenced Sept 2000. There is a 3 year rent review pattern with the current rent at £58,500 plus VAT per annum exclusive. The property is VAT elected.

#### Money Laundering:

Money Laundering Regulations require Dean Estate Agents to conduct checks upon all purchasers.

Prospective purchaser/s will need to provide proof of identity and residence.

#### Viewings:

Please note that all viewing enquiries are to be made via the agent, Dean Estate Agents on 01594 368202.

You are requested not to approach the tenant direct and to be considerate to the current operating business.

#### Offers to Purchase:

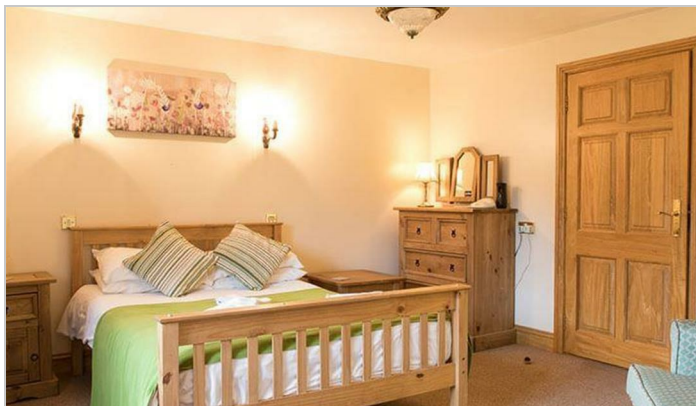
To be clear, you are making an offer to purchase The George Inn and Millingbrook Lodge based upon an asking price of £695,000 with a tenant in occupancy with a full repairing and insuring lease of 35 years commenced Sept 2000. The owner may consider withdrawing the property from the market when commitment is shown from the buyer by way of a survey or searches being applied for.

#### Freehold Asking Price:

£695,000

#### Floorplan Notes:

Please note that the floorplan attached to these details are of The George inn only.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

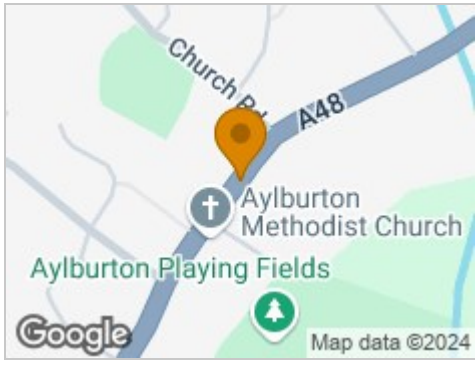
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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

## Road Map



## Hybrid Map



## Terrain Map



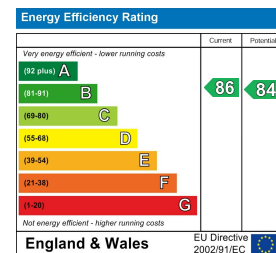
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.