



FOR SALE: PUBLIC HOUSE WITH HOLIDAY ACCOMODATION: REDEVELOPMENT POTENTIAL (STP)

The Queen Matilda Country Inn and Guesthouse, 1 Star Lane, Avening, Tetbury, GL8 8NT

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Guide Price £800,000

LOCATION

The Queen Matilda Country Inn is located one of the oldest and largest villages in the Cotswolds with a population of over 1000 residents. The village is ideally located in the centre of three very popular towns Minchinhampton, Nailsworth and Tetbury with a combined population of over 20,000 residences and over 1M visitors to the area every year.

The Queen Matilda is ideally located approximately 5 miles from Highgrove, Gatcombe Park, Westonbirt Arboretum, and 13 miles from Badminton.

DESCRIPTION

The property comprises an impressive 17th century stone built public house, with guest house accommodation providing 3 x rooms to the rear of the property.

The site itself is set across a 0.7 acre plot, providing scope for further expansion of the guest house accommodation, or subdivision of the land to provide much needed affordable homes within the community (STP). This provision is a positive in local communities and could provide a substantial return on the site.

The Queen Matilda currently provides 3 guest rooms to the rear of the main building, which trades exceptionally well as a B&B with an achievable income of £25,000 per room per annum.

Planning permission has already been granted for a new single story timber clad building in the garden (at the end of the parking area), which will provide a further 2 en-suite B&B guest rooms, or a self catering unit. Planning ref. 18/01409/FUL

There is also the potential (STP) to create, at least, a further 3 en-suite rooms within the main building, subject to planning permission. This would then provide a total of 8 guest rooms, with potential income of £200,000 per annum.

The pub can accommodate 35 seated customers inside at one time and has a fully fitted commercial kitchen, bar taps and cellar, and outdoor space for a further 20 people. The current owners have completely renovated and upgraded the cellar with new lines and pumps and a new air conditioning system to maintain the cellar temperature as required. Upstairs provides

owners accommodation including large kitchen, living room, bathroom, separate second toilet, laundry area, office and 4 bedrooms. There is additional scope to extend the owners accommodation into the extensive loft area, which could provide an additional three rooms for accommodation.

PROPERTY SUMMARY

- Fully functional and fitted pub to serve 36 seated inside (at one time) and 20 outside.
- Well trading guesthouse accommodation consisting of 3 x double bedrooms with en suite.
- Planning permission granted for a new single story timber clad building providing a further 2 en-suite B&B guest rooms, or a self catering unit. Planning ref. 18/01409/FUL
- Planning potential (STP) to create, at least, a further 3 en-suite rooms bringing it to a total of 8 guest rooms. Expected income of £25,000 per room per annum.
- 0.7 acre garden with scope for for 4 x 2 bedroom affordable homes (STP).

SCHEDULE OF ACCOMMODATION (NIA) Approx.

Floor	Use	Area	Area M2
Basement	Cellar/ Tap and Aircon Store	592	55
Ground Floor Pub/ Kitchen	Pub	2,638	220
First Floor Pub	Owners Accommodation	1,937	180
Guesthouse	3 x double bedrooms with en-suite		
Total		4,897	455

PLANNING & USE

- The Local Planning Authority is Cotswold District Council. The property benefits from Office Use under 'Sui Generis'. The

property is not listed. Planning recently submitted can be found using the following references:

- 23/04043/FUL | Change of Use from Public House to residential dwelling (awaiting decision)
- 18/01409/FUL New single storey timber clad building

TENURE

The Freehold interest is being offered For Sale.

BUSINESS RATES

Description: Public House and Premises

Rateable Value: £3,850

VAT

VAT applicable unless stated otherwise.

LEGAL

Each party is to be responsible for its own legal costs.

ENERGY PERFORMANCE CERTIFICATE

A new EPC is to be commissioned.

GUIDE PRICE

The property is offered For Sale by Private Treaty with a Guide Price of £800,000.

VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement. An online data pack has been prepared containing all relevant title and property documentation. Please contact us for further information.

Subject to Contract – June 2024



Guest House - Exterior



Guest House – En Suite



Guest House – Bedroom



Pub - Seating Area



Guest House - Bedroom



Guest House – En Suite



Pub – Owners Accommodation Kitchen/ Diner

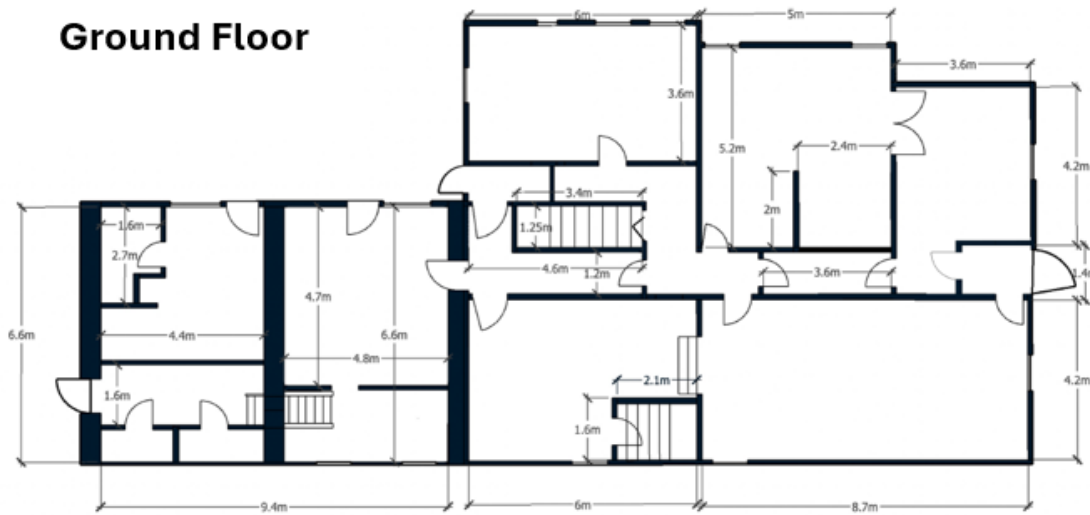


Guest House - Bedroom

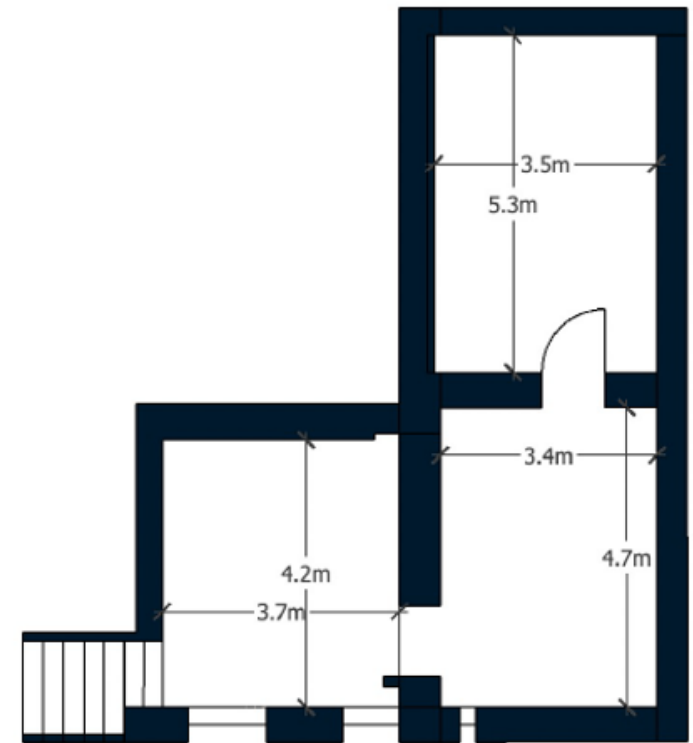


Pub – Owners Accommodation Bathroom

Ground Floor



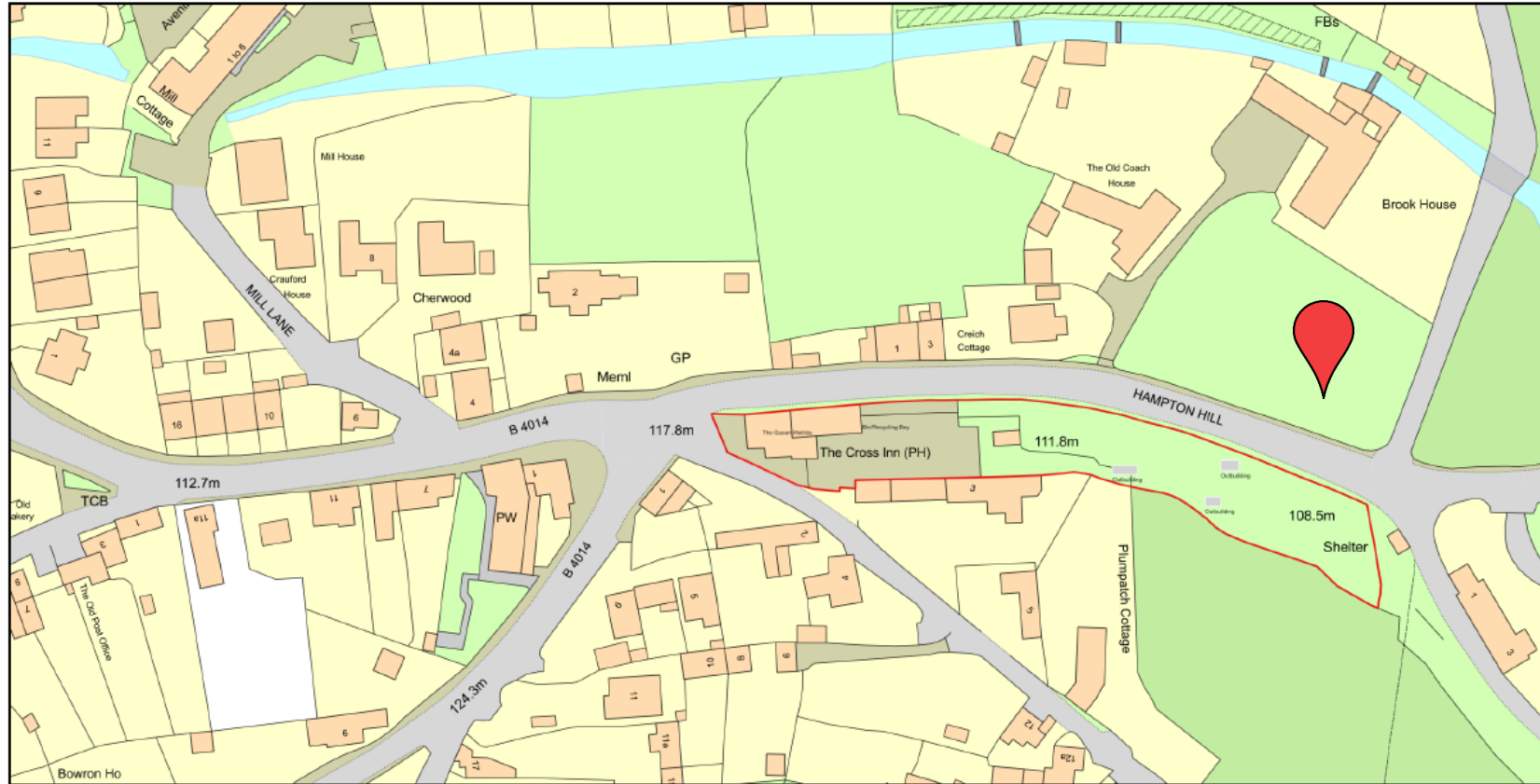
Basement



First Floor



LOCATION / BLOCK/SITE PLAN: The Queen Matilda Tavern 1 star Lane Avening



Plan Produced for: Cotswold District Council

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Plan Reference Number: TQRQM23300142422638

Scale: 1:1250 @ A4

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MATILDA
COUNTRY INN

CLIMBERS
Please do not touch the ivy
as it is the lifeblood of the building