

FREEHOLD OR LEASEHOLD COMMERCIAL / RESIDENTIAL OPPORTUNITY

CHILLI PEPPER RESTAURANT

Broadwell, Nr Lechlade, Lechlade, Gloucestershire, GL7 3QS



Key Highlights

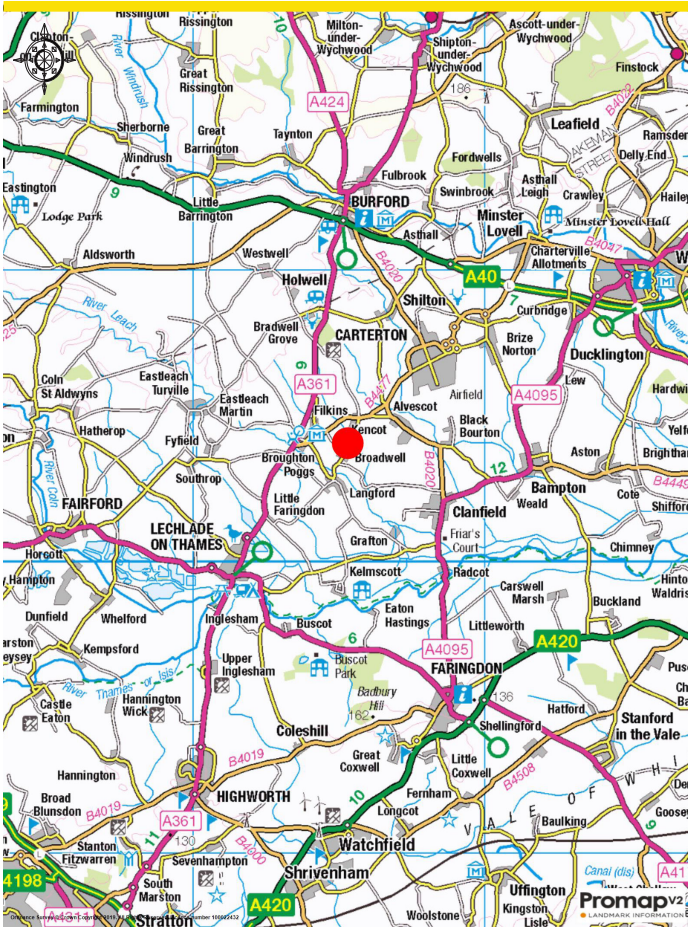
- Freehold or Leasehold available
- Character former restaurant located in attractive village
- Complete with fitted commercial trade kitchen & inventory
- Overall property GIA circa 542 Sq M (5,832 Sq Ft)
- 4-boutique bedrooms plus 3-bathrooms in main building
- Further s/c 1-bed annexe with en-suite & sitting rooms
- Includes a detached 5 x en-suite studio building
- Property available as whole or separate lots

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Location

The property is located in the village of Broadwell equidistant to Lechlade-on-Thames and Brize Norton which are 4 miles (7 km) to the south west and to the north east respectively. Cirencester is located 16 miles (26 km) to the west and the Cotswold gateway town of Burford is located 6 miles (9 km) to the north. The area benefits from a wider road network connecting the M5 to the west and M40 and M4 to the east and south respectively. The local authority is West Oxfordshire District Council.

Property

The property comprises a two-storey former coaching house and restaurant with parts dating from the 16th Century. The property is of Cotswold stone construction under a pitched slate roof with additional single storey flat roof and pitched slate roof extensions to the side and rear. Self-contained studio accommodation is located to the rear adjacent to the courtyard garden and car-park. The property sits within a plot of approximately 0.2564 hectares (0.6337 acres).

External Areas

Located to the rear of the property and accessible from the conservatory is an enclosed paved courtyard and garden area which leads on to an undeveloped plot of land to the rear. Located to the side of the main property is a large car-park for which can accommodate approximately 20 vehicles.

Commercial Opportunity

Chilli Pepper previously traded as a restaurant and bar and the commercial fixtures and fittings remain in-situ. Historically up to 150 seated covers were provided throughout the main bar, restaurant, *dining rooms and conservatory areas. Ancillary space includes large fully fitted trade kitchen, customer WCs, office and storage.

Accommodation at first floor level includes four boutique bedrooms and three bathrooms (one is en-suite). * The self-contained en-suite ground floor annexe currently occupies two dining room areas.

The opportunity includes a detached outbuilding comprising five newly decorated en-suite studios. These are currently held on Assured Shorthold Tenancies but also present B&B or holiday let opportunities (STPP).

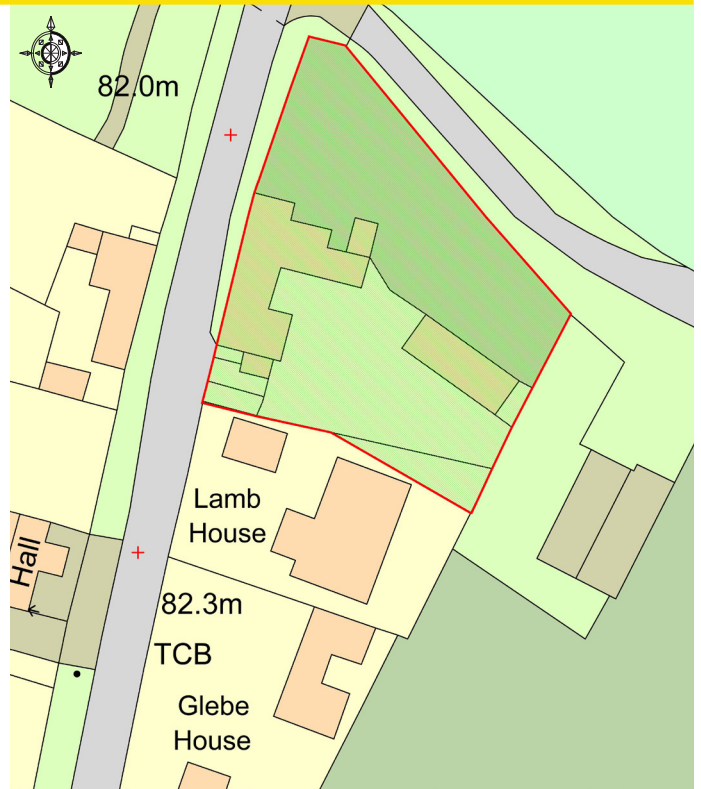
Residential Opportunity

(subject to planning permission and consents, where applicable)

There is scope to split the property to provide a semi-detached four bedroom plus dwelling with private garden, car park and countryside views. The remaining commercial plot would be reconfigured to suit. Indicative floor plans are available upon request.

We have measured floor plans provided and have calculated the following Gross Internal Areas:

PROPERTY	SQ FT	SQ M
Main Building	4,514	419.4
Attic	433	40.2
Studio	868	80.6
Small Outbuilding	22	2
TOTAL	5,837	542.2



Premises Licence

The property no longer trades as a commercial premises however benefits from a Premises Licence from West Oxfordshire District Council which permits the sale of alcohol Monday to Sunday 11:00 – 00:00 hours.

Tenure

Our client's preference is to sell the Freehold, however, consideration will be given to the grant of a new Free of Tie Lease.

Price & Tax

Freehold and leasehold rental offers are invited. VAT and Stamp Duty and Land Tax may be applicable.

Fixtures & Fittings

We understand that any commercial trade fixtures and fittings will be included as part of the sale. We anticipate that the majority (if not all) personal items will be retained by the vendor, subject to negotiation.

Rating

We understand the property is not listed on the 2017 Rating List for commercial purposes. The property will need to be reassessed to establish the Rateable Value.

Planning

We understand the property previously traded as a public house and restaurant premises, therefore will benefit from historic Class A4 Use. We strongly advise that interested parties satisfy themselves of this position. We understand the property is not listed nor is located in a Conservation Area. We understand the vendors have held positive discussions with the relevant Planning Authority to add further letting rooms on site.

Services

We understand all mains services are connected, however have not been tested.

Energy Performance

The property has an Energy Performance Certificate rating of C-69.

Viewing

For a formal viewing, please arrange via the sole selling agents, Savills. The property is also currently listed for sale via the Savills Cirencester Office (Residential).

Contact

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