

# HOBNAILS INN

LITTLE WASHBOURNE, TEWKESBURY, GL20 8NQ

FREEHOLD PUBLIC HOUSE INVESTMENT





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HOBNAILS  
INN  
1473

EVERYBODY  
BACK!!

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Quality Inns of Gloucestershire Limited who form part of the 18 pub Quality Inns group
- Property arranged over two levels extending to 5,115 Sq Ft (475 Sq M)
- Site extending to 4.59 acres
- Current rent of £84,569 per annum
- Lease expires December 2049
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £1,075,000 (7.43% NIY)
- Business unaffected by sale

## LOCATION

Located in the village of Little Washbourne within the county of Gloucestershire, 6.0 miles (9.7 kilometres) east of Tewkesbury and 6.0 miles (9.7 kilometres) south west of Evesham.

The Hobnails is situated fronting Little Washbourne in a rural residential area which is a short distance from surrounding villages where operator such as Gardeners Arms, Beckford Inn, Teddington Hands are located.

## LINKS

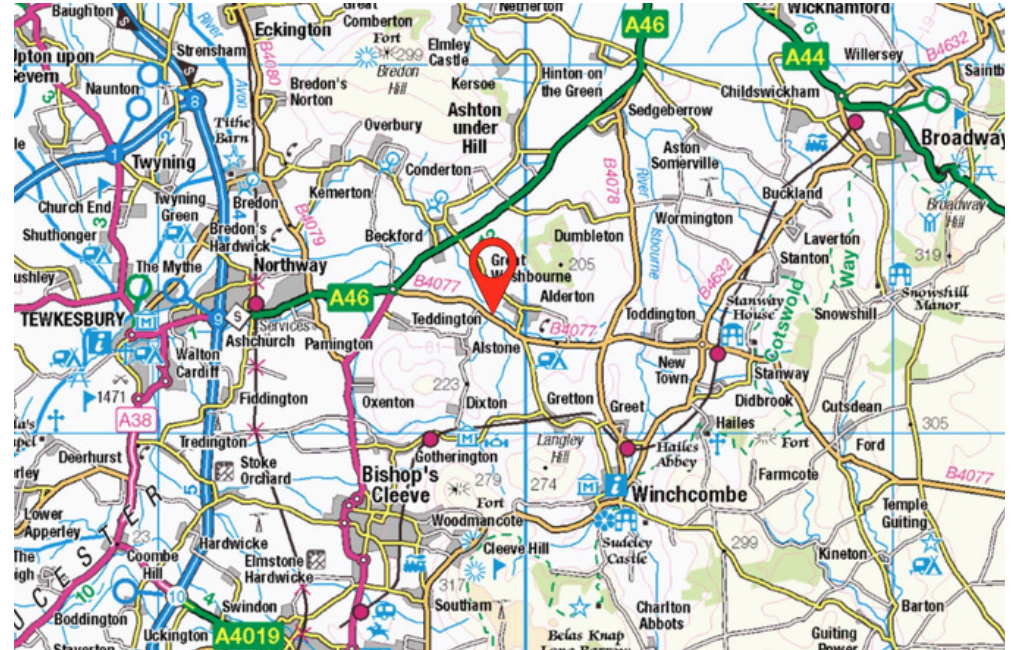
BIRDS EYE VIEW



GOOGLE STREET VIEW



VIRTUAL TOUR



## DESCRIPTION

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The property comprises the ground and first floors of a two storey detached building with a mix of wooden clad, exposed brick and painted elevations beneath a multi-pitched roof.

## ACCOMMODATION

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**Ground Floor** The ground floor provides an open plan trading area with a central bar servery and separate restaurant area to the rear with seating on loose tables, chairs and bench seating for 120 customers. Ancillary areas include a trade kitchen, customer WC's, stores and cellar.

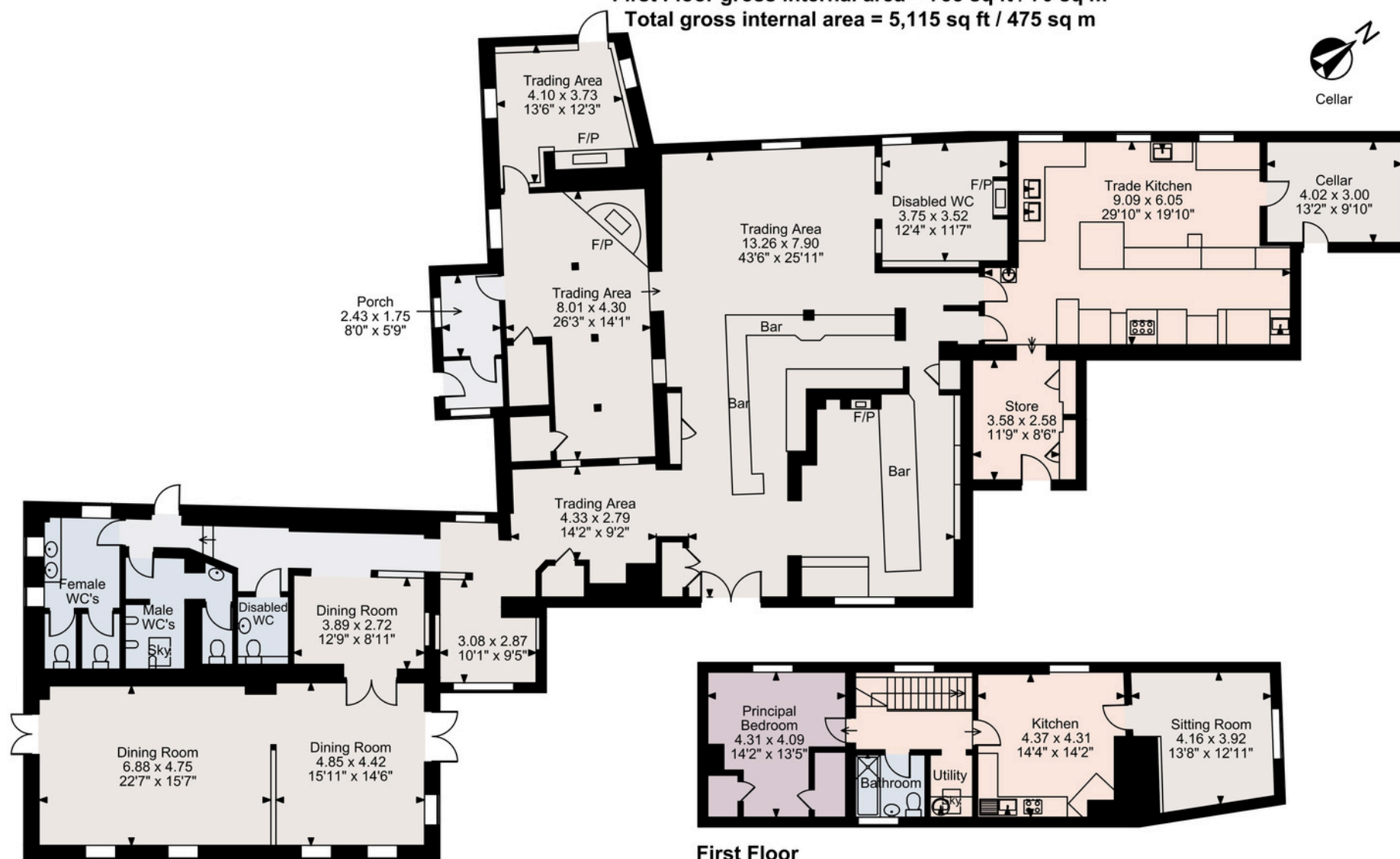
**First Floor** The first floor provides the managers accommodation which comprises an en-suite bedroom, kitchen, living room and utility room.

**Externally** There is a beer garden to the rear with seating on wooden benches for 290 customers. There is parking to the side of the pub for 56 vehicles.



# FLOOR PLANS

**Hobnails, Little Washbourne, Tewkesbury**  
**Main House gross internal area = 4,360 sq ft / 405 sq m**  
**First Floor gross internal area = 755 sq ft / 70 sq m**  
**Total gross internal area = 5,115 sq ft / 475 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## TENURE

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The property is held freehold (Title Number GR235556).

## TENANCY

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Entire property let to Quality Inns of Gloucestershire Limited on a lease expiring 23 December 2049 at a current rent of £84,569 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £17,863 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## FIXTURES & FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## EPC

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C-63



## TERMS

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We are instructed to invite offers in excess of £1,075,000 (7.43% NIY) assuming the usual purchasers costs.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPURTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

## CONTACT

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