

TROUT INN

ST JOHN'S BRIDGE, FARINGDON ROAD, LECHLADE, CIRENCESTER, GL7 3HA

FREEHOLD PUBLIC HOUSE INVESTMENT



savills



DESCRIPTION

The property comprises the ground, first and second floors of a three storey detached building with exposed stone elevations beneath a multi-pitched roof. There is a single storey outbuilding with exposed brick elevations beneath a pitched roof.

ACCOMMODATION

Ground Floor The ground floor provides an open plan bar area with a central bar servery as well as a separate restaurant area to the rear with seating on loose tables, chairs and benches for 80 customers. Ancillary areas include a trade kitchen, customer WC's, stores and cellar.

First Floor The first floor provides the managers accommodation which comprises two double bedrooms, living room, bathroom, kitchen and managers office.

Second Floor The second floor provides additional ancillary storage.

Outbuilding The outbuilding provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 30 customers. The first floor provides staff accommodation with two double bedrooms.

Externally There is a beer garden to the rear with seating on wooden benches for 126 customers. There is parking to the rear for 18 vehicles.

TENANCY

Entire property let to a private individual on a 10 year lease from 11 April 2023 at a current rent of £53,230 per annum which is subject to annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year). No rent deposit is held by the landlord.

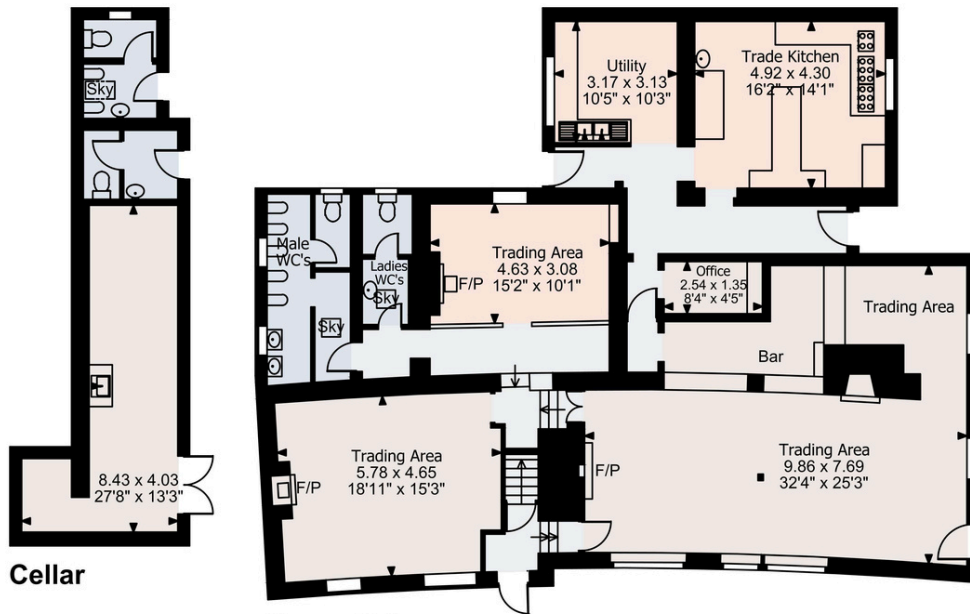
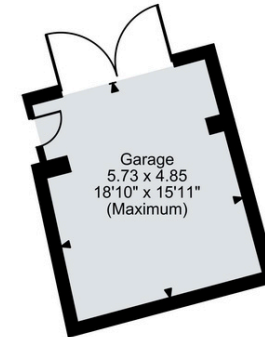
The tenant receives additional income of c£13,000 per annum from 9 boat mooring licenses.



FLOOR PLANS

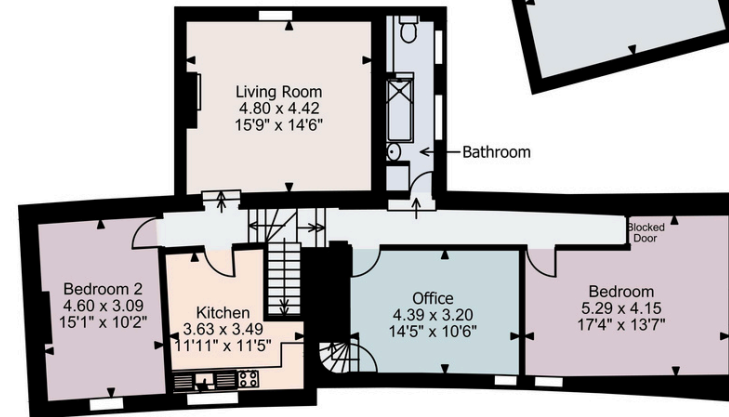
Trout Inn, Lechlade

Cellar gross internal area = 352 sq ft / 33 sq m
 Ground Floor gross internal area = 2,186 sq ft / 203 sq m
 First Floor gross internal area = 1,164 sq ft / 108 sq m
 Second Floor gross internal area = 291 sq ft / 27 sq m
 Garage gross internal area = 295 sq ft / 27 sq m
 Creel Bar Ground Floor gross internal area = 779 sq ft / 72 sq m
 Creel Bar First Floor gross internal area = 202 sq ft / 19 sq m
 Total gross internal area = 5,269 sq ft / 490 sq m

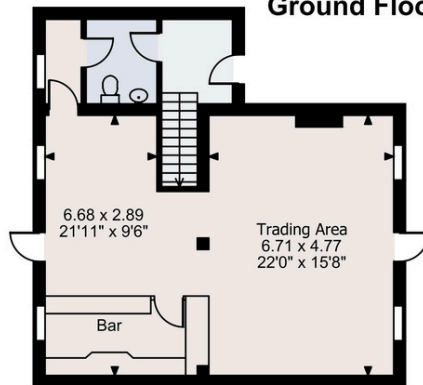


Cellar

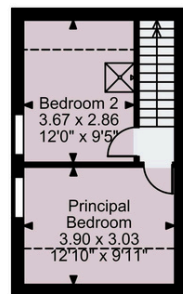
Ground Floor



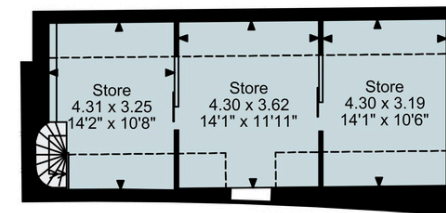
First Floor



Creel Bar Ground Floor



Creel Bar First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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TENURE

The property is held freehold (Title Number GR164409).

PLANNING

The property is Grade II Listed but not situated within a conservation area.

FIXTURES & FITTINGS

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

EPC

In the course of preparation



TERMS

We are instructed to invite offers in excess of £800,000 (6.31% NIY) assuming the usual purchasers costs.

VAT

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

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

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

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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