



Tipputs Inn

Tiltups End, Nailsworth, Gloucestershire GL6 0QE

Leasehold £28,500

- Main road Cotswold Inn
- Traditional character bar (70)
- Two-storey restaurant (50)
- Two self-contained apartments/Airbnbs
- Excellent trade garden and car park
- To let on favourable private free-of-tie private lease

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 Sidney
Phillips



LOCATION

The hamlet of Tiltups End stands 2 miles south of the popular and renowned market town of Nailsworth in the South Cotswolds. It stands on the main A46 which links the market town of Stroud with the historic spa town of Bath. However, nearby are a myriad of attractive and popular market towns which attract many visitors throughout the year including Wootton under Edge, Tetbury and Malmesbury to name a few.

The subject property, The Tipputs Inn is a traditional Cotswold stone built property which has been extended into an attached period barn providing a very spacious trade facility including extensive bars, restaurants and two first floor self-contained apartments. It is extremely well presented and has an excellent trade garden to the rear and car parking and is briefly described as follows:

TRADE AREAS

There are two trading; the MAIN BAR is a very attractive room with fully equipped SERVERY, boarded floor to the principal areas although some flagged floor to the rear section, traditional seating for 70 or so customers. The room has a wealth of charm and character with beamed ceilings and part exposed stone, part panelled and part antique brick walls. There are at least two feature fireplaces in traditional Cotswold style. The second trading area is a RESTAURANT which is on split levels with a first floor mezzanine dining area. The lower section has Cotswold stone tiled floor, fixed and loose seating and a staircase to the first floor dining area which has a boarded floor, vaulted ceiling and part exposed Cotswold stone walls. In total, when fully utilized as a restaurant, these areas could cater for at least 60 diners. It should be noted that currently the lower section has been utilized partially as a games area. Also at ground floor is a superbly presented and equipped CATERING KITCHEN comprehensively equipped with a full selection of stainless steel catering effects and work surfaces.

A set of LADIES', GENTLEMEN'S and DISABLED ACCESS CUSTOMER TOILETS.

LETTING ACCOMMODATION

At first floor are two self-contained apartments.

Apartment 1 has TWO DOUBLE BEDROOMS.

Apartment 2 has THREE DOUBLE BEDROOMS.

Each apartment has a LOUNGE, KITCHEN and each bedroom has EN SUITE FACILITIES.

These can be used as owner's accommodation, for staff use or as Airbnb style lettings.

EXTERNAL

TRADE GARDEN with patio area with direct access from the rear section of the main bar with steps up to a lawned garden which has a feature pergola providing covered seating space. To the side and rear of the property is a gravelled CAR PARK with space for 40 vehicles.

THE BUSINESS

Our client is a private individual who owns a number of public houses as investments. He has never operated The Tipputs Inn and prior to his purchase, we understand it had been let to independent tenants. Therefore prospective tenants will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

LICENCE

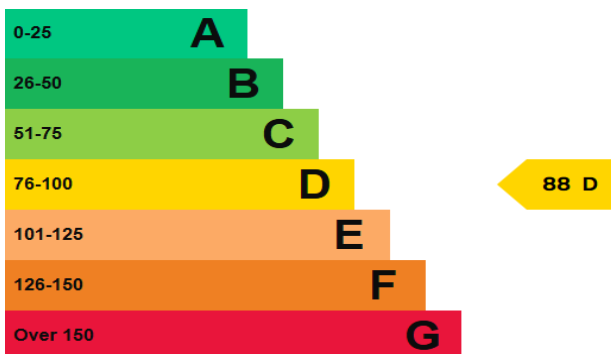
A full Premises Licence is held.

SERVICES

Mains water and electric. LPG Gas.



LEASEHOLD	£28,500 plus VAT to include fixtures and fittings
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£40,000 plus VAT per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments



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EPC Reference: 0440-0445-8799-8693-3006

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