



Lower Lode Inn

*Bishops Walk Forthampton
Tewkesbury
GL19 4RE*

Virtual Freehold: £550,000

Ref: 3451447

KEY HIGHLIGHTS

- Profitable pub with & 5 B&B rooms
- Camping & caravan site set in c.3 acres
- Separate venue & bar with wedding licence
- Net T/O YE 31.03.26 £404,559
- Net Profit YE 31.03.26 £94,609
- Waterfront garden & boat moorings. EPC C

DESCRIPTION

The Lower Lode Inn is a two storey Grade II listed building, dating back to the 15th Century. The main bar has a flagstone floor, large wood burner, bar counter and seating for c. 45 people. The restaurant can sit around 60 people and the third internal trade area, currently used as a pub games room, is situated towards the back of the pub.

There is separate venue space with bar which is licensed for weddings for up to 98 people or can be used for private functions and celebrations for up to 140 people. Guests can make use of the 5 en-suite letting rooms in the main building or the pub's large caravan and camp site.

Externally, there is also a large trade garden overlooking the river, and the pub also has a number of moorings for narrow boats and smaller vessels.

Lower Lode Inn website:

www.lowerlodeinn.co.uk

LETTING ACCOMMODATION

5 en-suite letting rooms.

OWNER'S ACCOMMODATION

Situated on the first floor of the main building and comprising:

- 3 bedrooms
- Living room
- Bathroom

LOCATION

The Lower Lode Inn occupies a picturesque location on the banks of the River Severn in Forthampton.

The village is three miles from the medieval market town of Tewkesbury, on the western borders of the Cotswolds.

[what3wrods///beaks.video.scary](https://www.youtube.com/watch?v=3wrods///beaks.video.scary)

Tewkesbury c. 5 miles Gloucester c. 14 miles Cheltenham c. 14 miles

INTERNAL DETAILS

Main Building

- Main bar (40-45)
- Bar counter
- Restaurant/Function room (60)
- Games room
- Customer toilets
- Commercial kitchen
- Storage

Separate function building

- Bar counter
- Function/dining area



CARAVAN/CAMP SITE & MOORING

The lawned riverside caravan & campsite is set in over three acres, licensed for 10 caravans (there are 10 electric hook-ups) and ample space for camping, with facilities including Elsan disposal (chemical toilet), drinking water, shower and toilets.

Moorings are sited along the pub's river frontage with spaces for narrow boats and smaller boats available for rent from the pub.

EXTERNAL DETAILS

There is a large riverside beer garden with extensive seating.

Customer car parking is available on site.

OTHER PROPERTY

A separate purpose built function room venue, which is licensed for weddings

Capacity for weddings - 98 people

Capacity for functions - 140 people (maximum)



FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and we are advised they are free from loan, lease and hire purchase agreements.

TENURE

The property is being sold as a virtual freehold. The lease is 999 years from October 1949, with a rent of c.£1 per calendar year.

STAFF

A full staff list will be made available in due course



TRADING INFORMATION

- YE 31/03/2025 T/O: £404,559 Net Profit: £94,609
- YE 31/03/2025 T/O: £307,044 Net Profit: £38,505

TRADING HOURS

The current trading hours are:

Tues, Wed, Thurs 12:00 - 14:30 & 17:00 - 22:00

Friday 12:00 - 23:00

Saturday 12:00 - 23:00

Sunday 12:00 - 18:00

BUSINESS RATES

Rateable Value effective from 1st April 2026: Public House
£10,000 & Lower Lode Caravan Park £8,100

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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