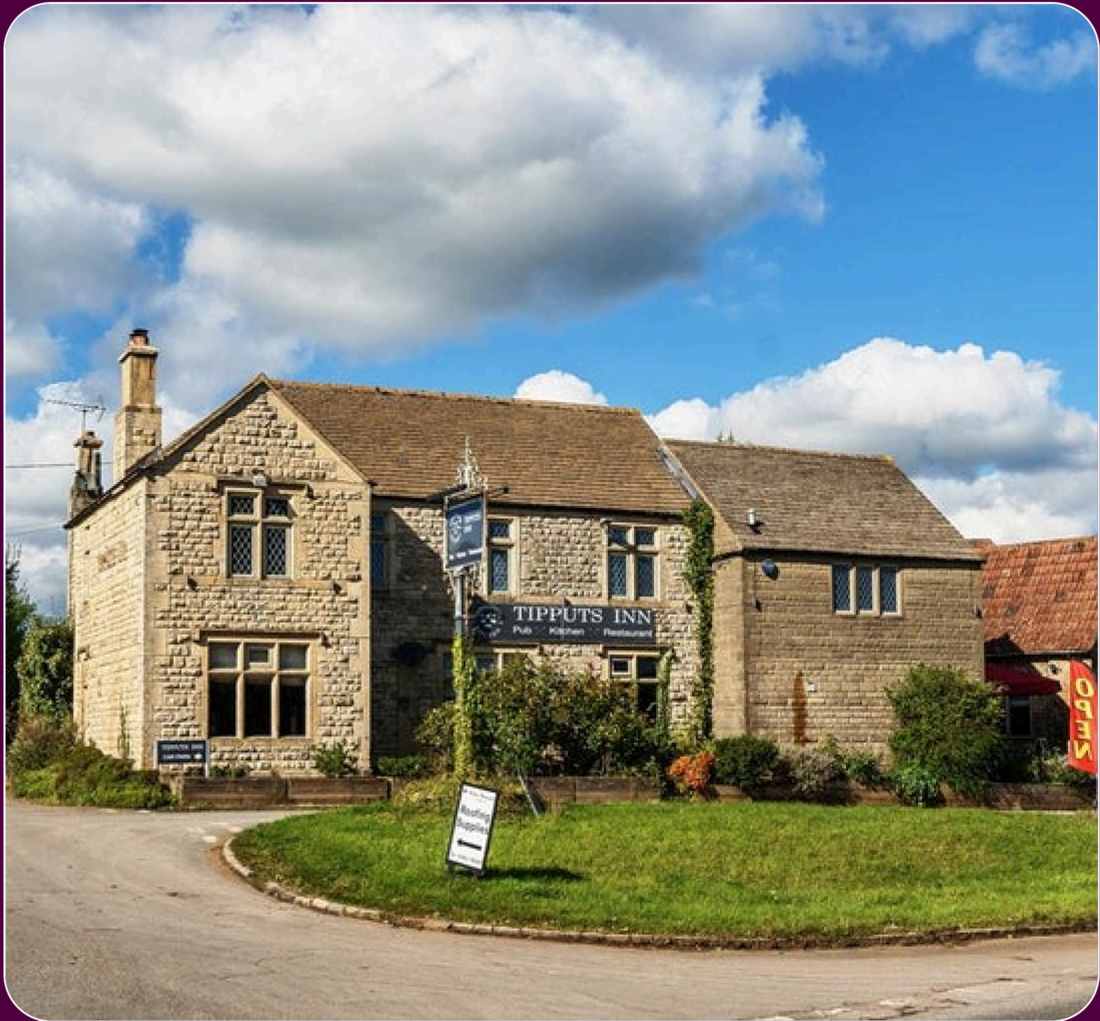


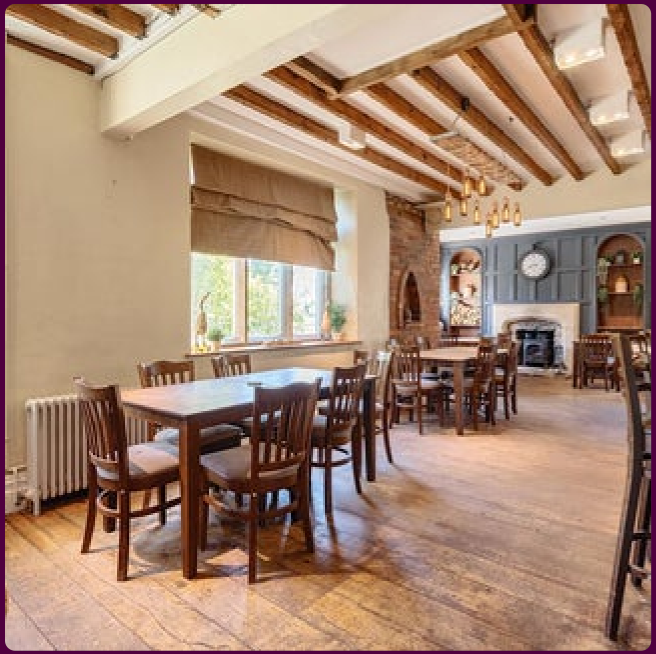
Tipputs Inn

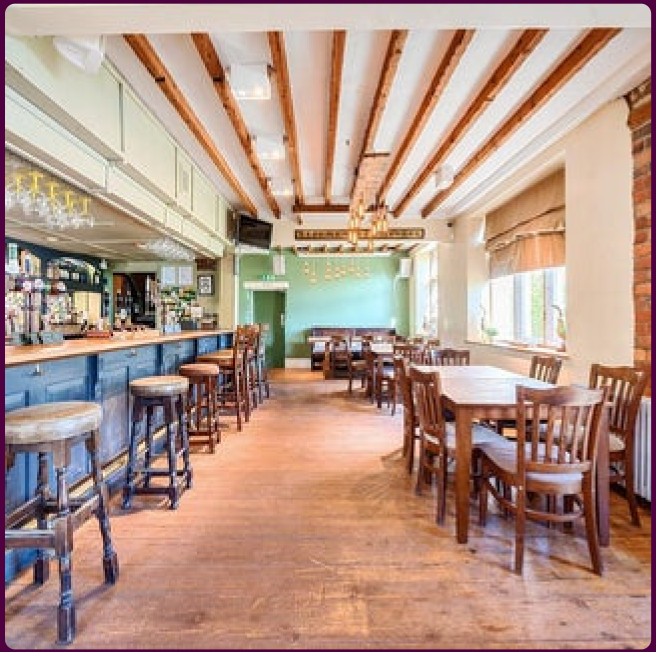
- Substantial building with garden & parking
- Large bar with wood burner & wooden floors
- Spacious restaurant area
- Mezzanine area for private dinning
- Two self contained apartments
- Commercial kitchen with storage. EPC D

Tiltups End, Horsley, Near Nailsworth, GL6 0QE

Freehold: £450,000

Ref: 3451549





DESCRIPTION

The Tipputs Inn is a substantial detached two storey building, parts of which dates back to the the 18th century. The Tipputs Inn in Horsley, Gloucestershire, offers a charming and cosy atmosphere with a mix of traditional and modern elements. The interior features exposed Cotswold stone and brick walls, painted wood panelling and plaster, exposed beams and with the mix of wooden and tiled flooring and the interior of the pub blends rustic character with contemporary colours.

The large bar area features a wood burner and ample seating for drinkers and diners whilst the dedicated restaurant area provides similarly comfortable surroundings. Further covers are found on the mezzanine level situated over the restaurant, which is ideal for private dining groups or small parties.

A large and well equipped commercial kitchen is situated to the rear of the ground floor, which has separate storage areas for frozen and refrigerated storage.

A car park is found to the rear of the pub and there is also a lawned trade garden with a raised deck and several covered booths.

The first floor offers flexible accommodation comprising one two self contained apartments.

LOCATION

The Tipputs Inn is situated in the picturesque Cotswold hills on the A46. Renowned Cotswolds towns such as Tetbury and Nailsworth are nearby as is the popular Minchinhampton Common. Attractions such as the Cotswold Water Park, Badminton & Gatcombe Horse Trials, Beaufort Polo clubs, and the renowned Westonbirt Arboretum are all within striking distance of the Tipputs.

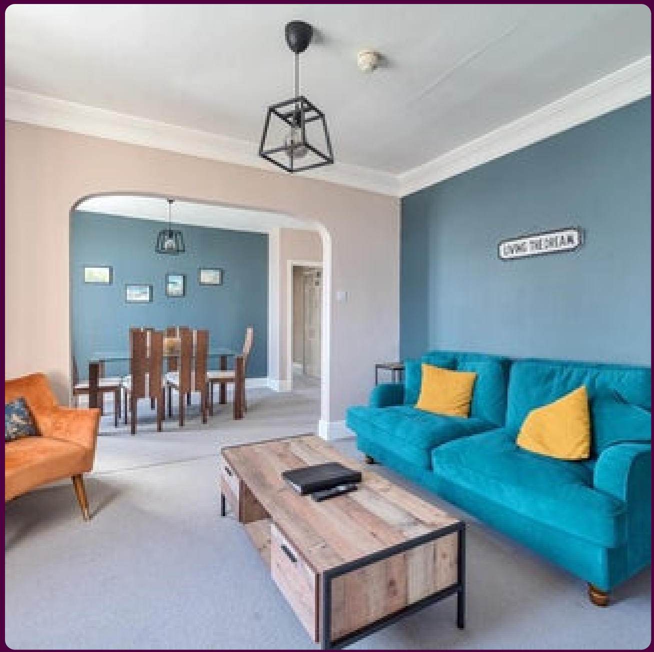
The area is well-connected, with easy access to Cirencester (A433), Cheltenham & Bath (A46), and the M4 motorway (Junction 18) for routes to Bristol, Swindon and London. Stroud railways station is just over 5 miles away with services to Bristol and London.

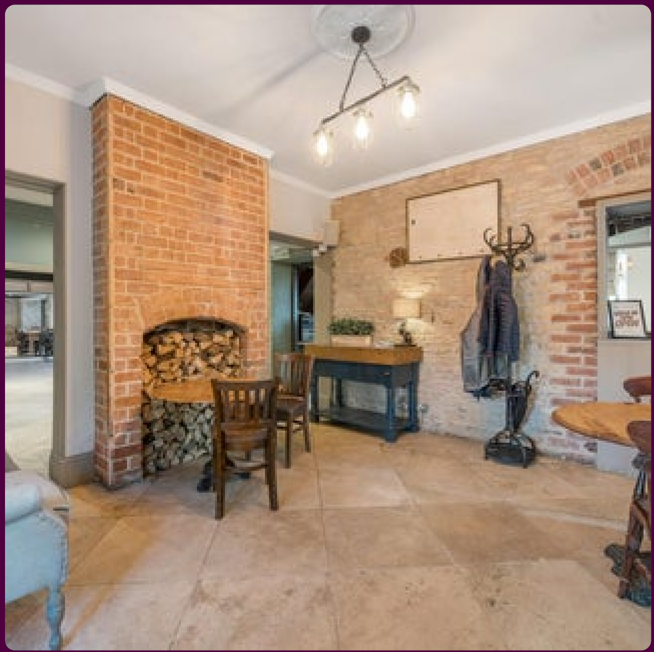
REGULATORY

Full premises licence

TENURE

The property is being sold freehold and on an unconditional basis.





INTERNAL DETAILS

-L shaped lounge bar (circa 45 covers)
-Restaurant with mezzanine over (circa 60 covers)
-Commercial kitchen and storage
-Bar counter
-Customer toilets

FIXTURES & FITTINGS

We are advised all trade fixtures and fittings at present in the property are included within the sale, with the exception of one or two items which may be subject to lease or hire purchase agreements.

BUSINESS RATES

Current rateable value (1 April 2023 to present) £12,250 as per gov.uk. Applicants should make their own investigations as to what future rates payable will be.

LETTING ACCOMMODATION

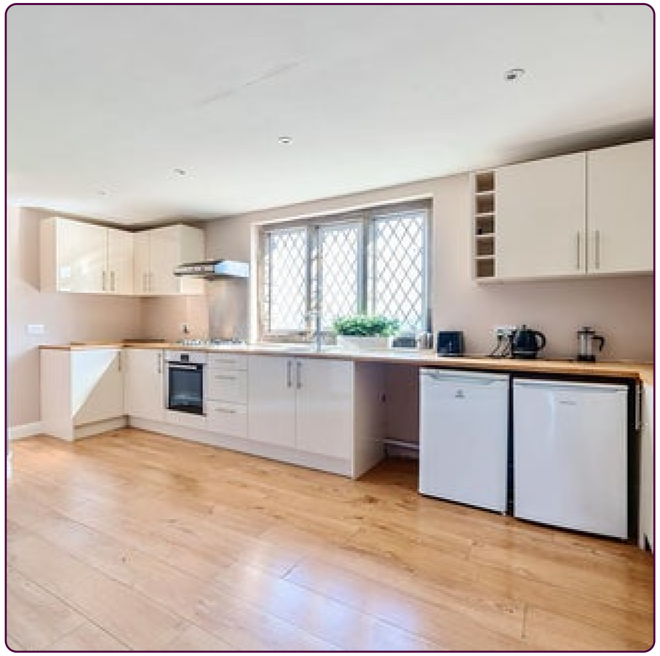
There are two apartments on the first floor, one with two bedrooms and one with three bedrooms. These are currently used for letting accommodation on an Airbnb basis.

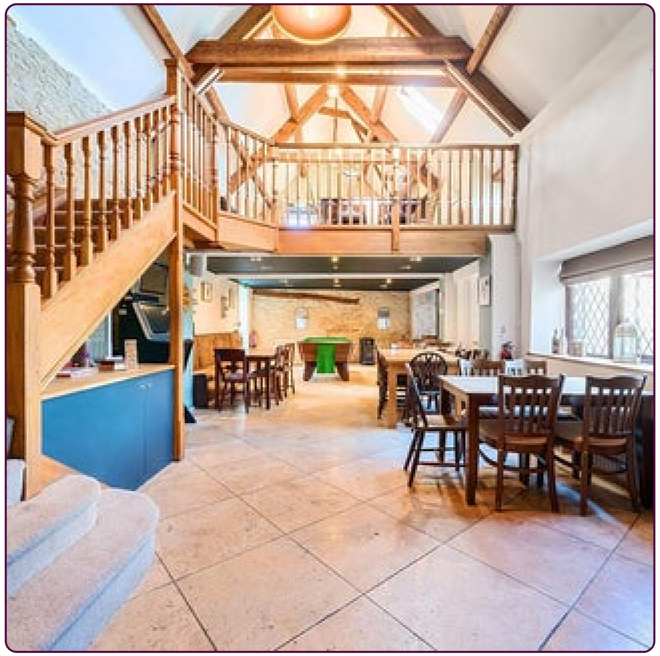
EXTERNAL DETAILS

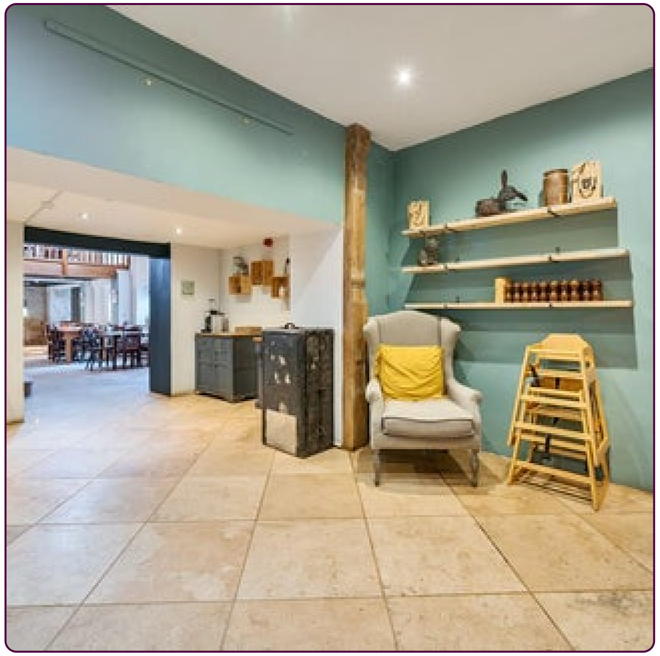
-Lawned garden with decked area and covered booths
-Car park (circa 40 cars)

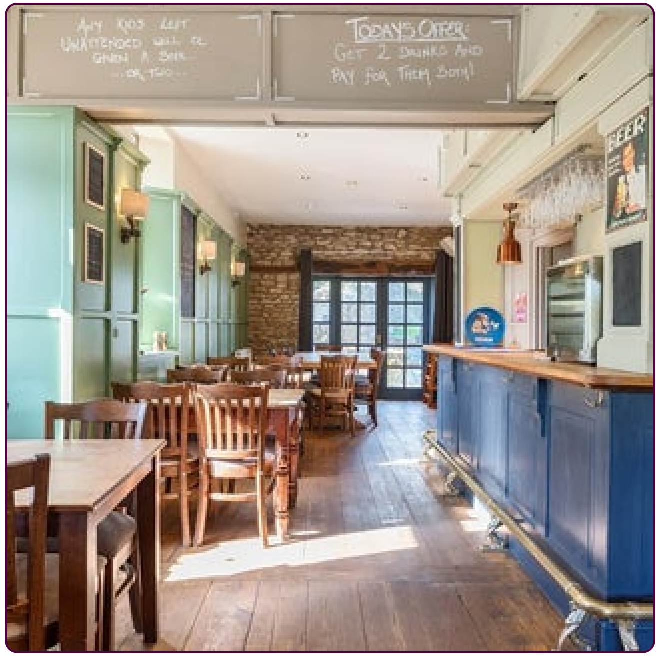
OWNER'S ACCOMMODATION

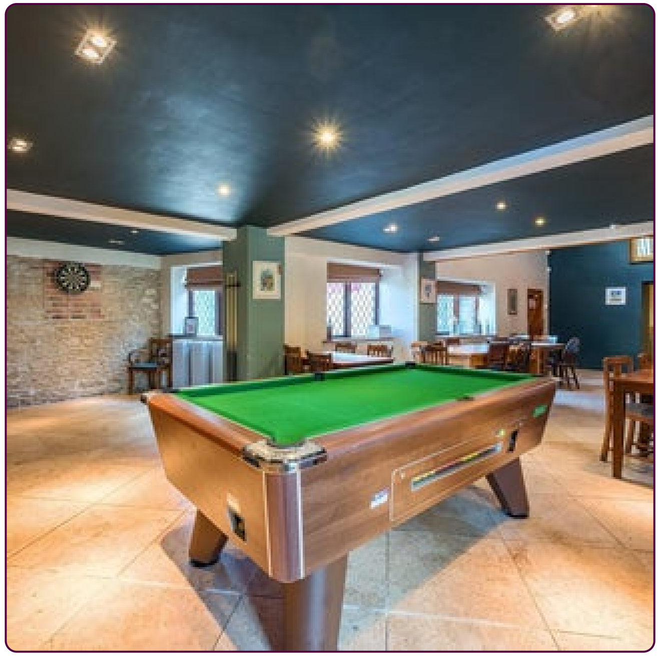
One or both of the letting apartments could be re-purposed as owner's accommodation.

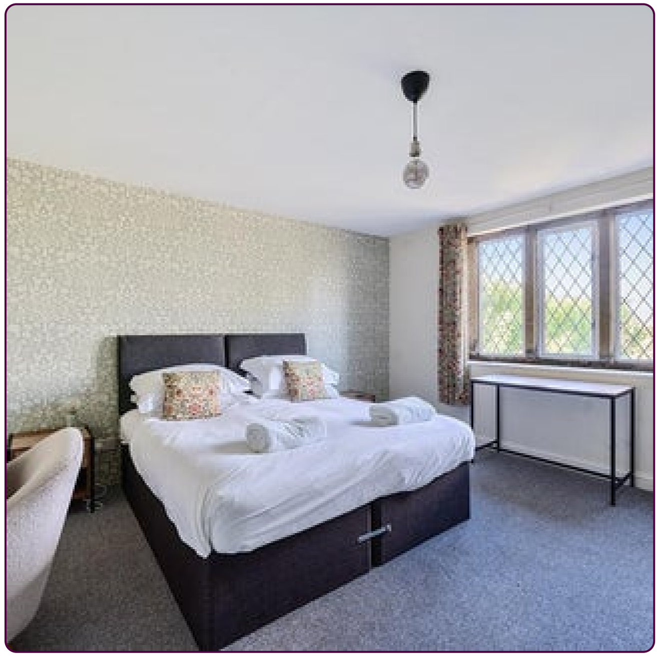


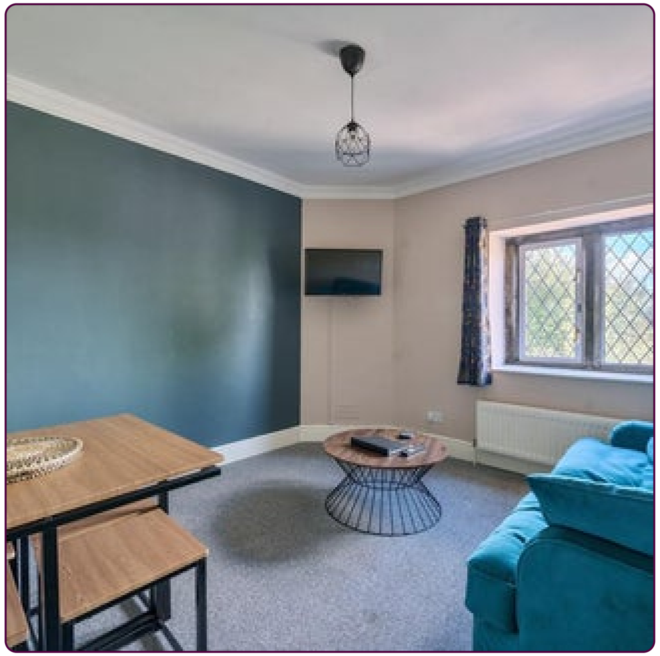


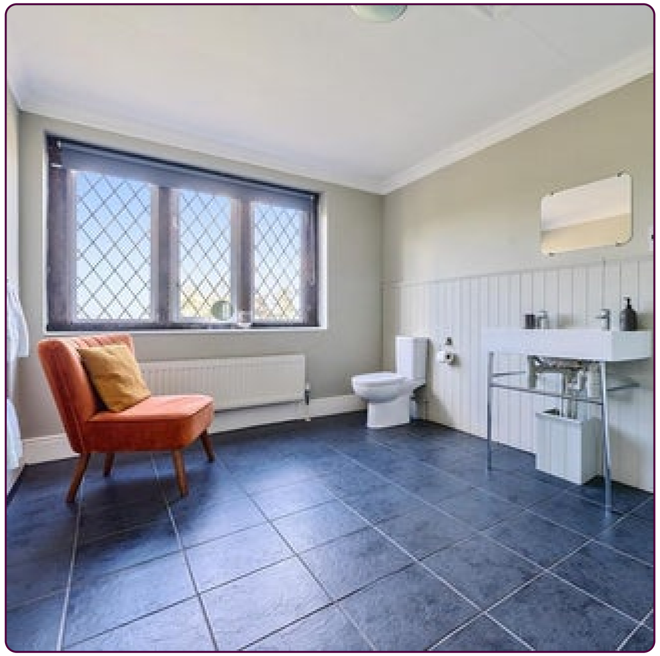



TODAYS OFFER:
GET 2 DRINKS AND
PAY FOR THEM BOTH!
BEER





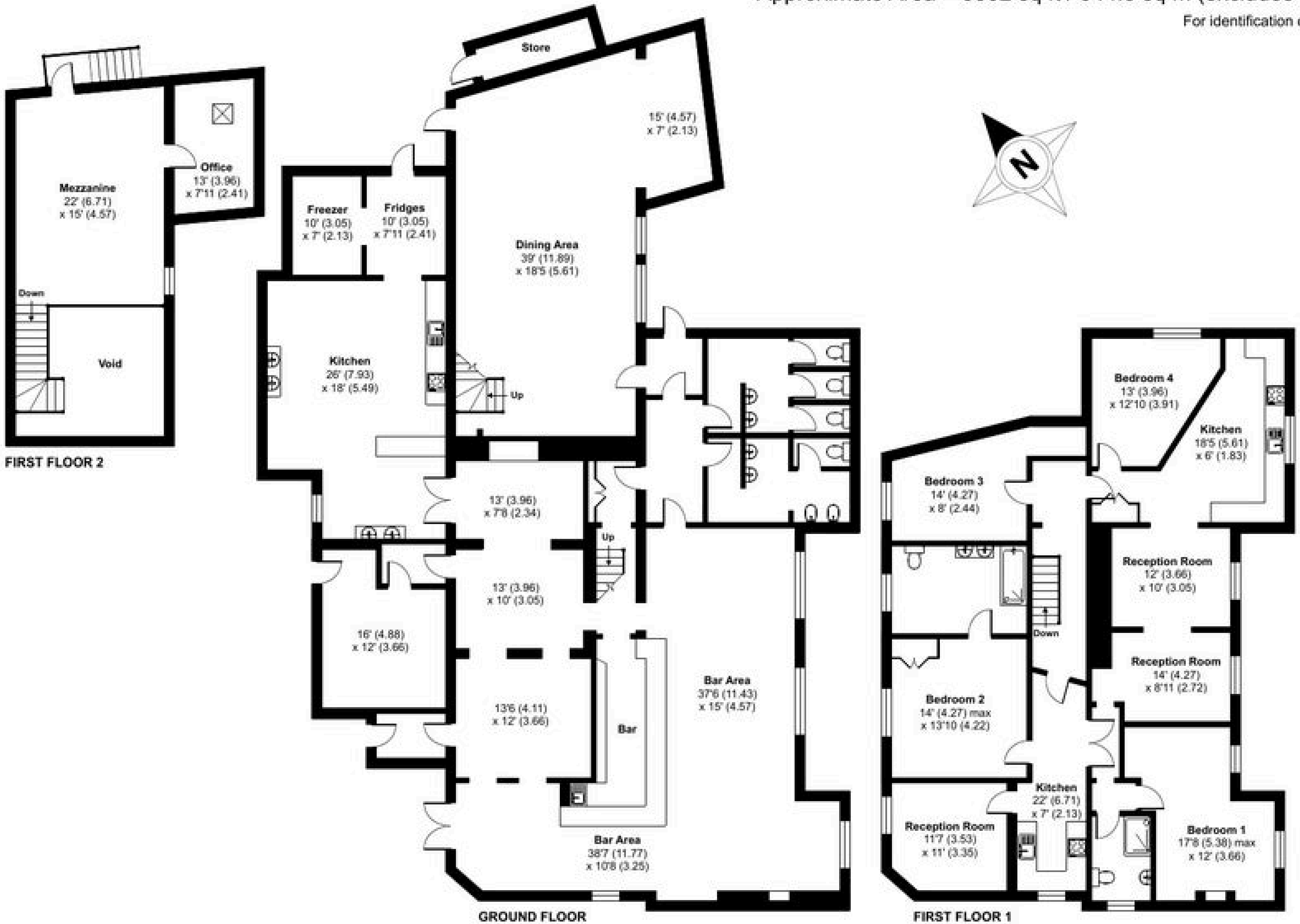




Tiltups End, Horsley, Stroud, GL6

Approximate Area = 5862 sq ft / 544.5 sq m (excludes void / store)

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Christie Owen & Davies Plc. REF: 1195588

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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:

GRAEME CLIFFORD

Business Agent

T: +447546 698 681

E: graeme.clifford@christie.com

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