



The Royal Oak

- Characterful bar & restaurant
- 6 high specification letting rooms
- T/O y/e 31/08/2025 £908,401
- Trade garden & cobbled outside seating area
- "Airstream" food trailer
- Large car park. Energy Rating: C

1 Cirencester Road, Tetbury, GL8 8EY

Freehold: £925,000

Ref: 3451574

LOCATION

The Royal Oak is in the historic market town of Tetbury, set in the heart of the Cotswolds. The town is noted for its characterful streets, boutique shops, traditional architecture, and a short walk up the hill from The Royal Oak leads directly into Tetbury's centre, where visitors can explore independent stores, cafés, and local attractions.

Tetbury is surrounded by countryside, scenic landscapes and historic heritage sites, making it a popular base for walkers, cyclists, and visitors seeking a classic Cotswold experience. Notable attractions, including Westonbirt Arboretum and the medieval Malmesbury Abbey are within easy reach and the pub has been visited by the King, whose residence at Highgrove is nearby.

The nearest railways stations are at Kemble Station (c.10 km away), providing rail access to London, Swindon and Cheltenham, and Stroud Station (c.12 km away) linking to Gloucester and the wider region.

Tetbury sits within reach of major roads such as the A419, A417 and the M4 corridor.





DESCRIPTION

The Royal Oak in Tetbury is a restored 17th Century Cotswold inn built from traditional yellow limestone and a pitched tiled roof, with exposed internal timber beams.

The main building is arranged over two storeys, with guest accommodation in a separate building across a cobbled courtyard.

There is a well presented garden area where customers can purchase street food from a converted "Airstream" trailer with further outdoor seating on the cobbled courtyard in the summer months as well as an outside bar and Boules Court in the garden

To the rear of the property there is a large car park, some rented storage and an allotment patch.



INTERNAL DETAILS

Pub Building

Lower Ground Floor

- 1 x wet cellar & 1 x dry cellar

Ground Floor

- Bar Area/Dining
- Commercial Kitchen
- Reception Room
- Customer WC's

First Floor

- Restaurant
- Private Dining Room

THE OPPORTUNITY

The Royal Oak presents a standout opportunity to acquire a well-established, high-performing Cotswold pub with rooms in a prime Tetbury location.

The property's strong reputation is underpinned by recognised accolades, including pub of the year awards from CAMRA Pub of the Year and a Tripadvisor Travellers' Choice Award, placing it among the top 10% of hospitality venues based on guest feedback.

Regularly highlighted in "best Cotswold pubs" features, the Royal Oak is renowned for its stylish interiors, great food offer and six high quality ensuite letting rooms. These elements provide an excellent platform for a new operator seeking a proven, characterful business with strong trade figures and excellent growth potential.

TRADING INFORMATION

Year Ended	Net T/O	Gross Profit	GP %
31/08/25	£908,401	£656,601	72%
31/08/24	£817,868	£546,625	69%
31/08/23	£733,761	£494,355	67%





LETTING ACCOMMODATION

Accommodation Building

Ground Floor

- Garden Room (Room 3)
With courtyard access, super-king or twin beds, ensuite shower room, sitting room with double sofa bed
- Room 1
Super-king/twin bed and trundle bed, ensuite rain shower
- Room 2
Super-king room with courtyard views and an ensuite with over bath rain shower

First Floor

- Oak Lodge (Room 6)
With super-king and mezzanine with twin beds
- Room 4
Double room with courtyard views, ensuite with over bath rain shower
- Room 5
Standard double, ensuite with walk-in rain shower

N.B. There are six letting rooms and the room names/numbers follow the pub website, hence no room 3.

EXTERNAL DETAILS

- Trade garden
- Cobbled courtyard outside seating area
- "Airstream" food trailer
- Outside Bar and Boules Court
- Storage
- Large car park

TRADING HOURS

The current trading hours are:

Mon - Thurs: 12:00 - 22:30 (Last orders)

Fri - Sat: 12:00 - 23:30 (Last orders)

Sun: 12:00 - 21:00 (Last orders)

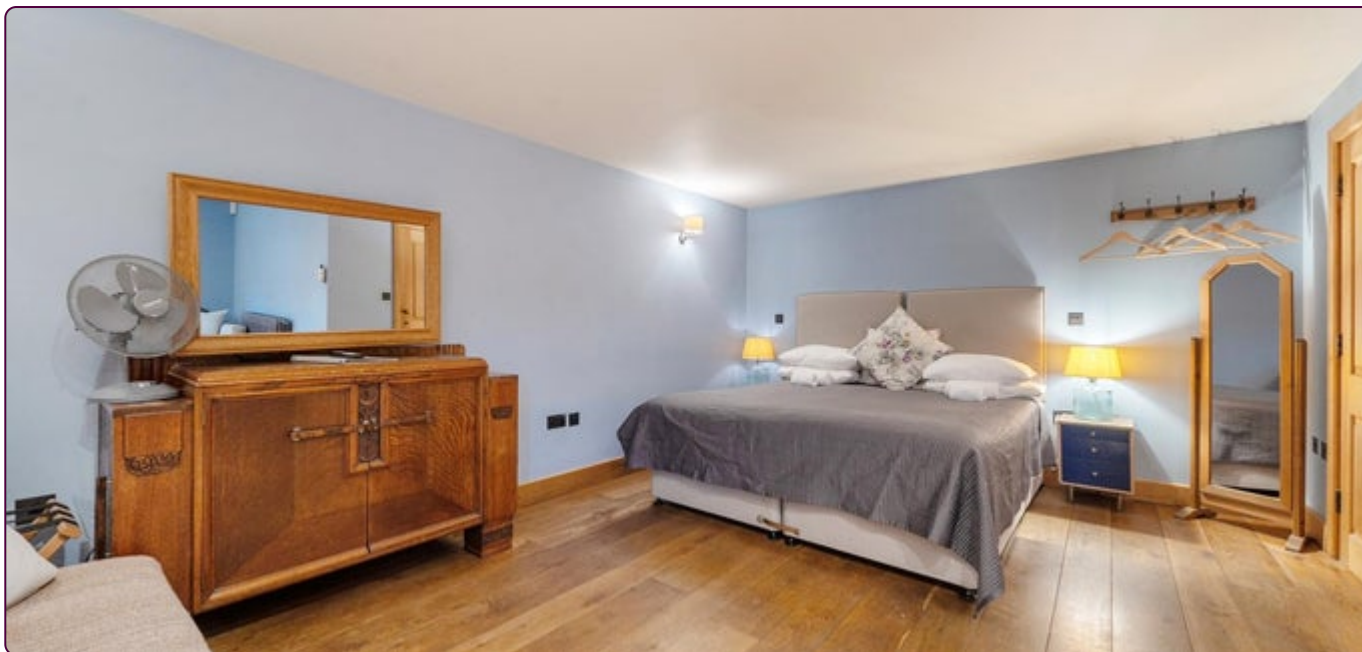
FIXTURES & FITTINGS

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

OWNER'S ACCOMMODATION

Innkeepers Cottage comprising:

- 1 bed duplex
- Kitchen/Living Room
- Bedroom
- Shower Room





STAFF

A full staff list will be made available in due course.

TENURE

The property is being sold freehold.

BUSINESS RATES

Rateable Value effective from 1st April 2026: £53,500.

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

REGULATORY

Premises Licence.





Cirencester Road, Tetbury, GL8

Approximate Area = 3154 sq ft / 293 sq m

Annexe = 2157 sq ft / 200.3 sq m

Total = 5311 sq ft / 493.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Pic. REF: 1401067



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CONTACT

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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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