THE CHEQUERS INN

91 Banbury Road, Ettington, Stratford Upon Avon, CV37 7SR

LEASEHOLD: £65,000 ANNUAL RENT: £55,000 | REF: 5854413

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KEY HIGHLIGHTS

- 18th Century pub
- Well Established Trade
- Large and well furnished beer garden
- Fully equipped commercial kitchen
- Close to Stratford Upon Avon & Banbury
- Energy Rating C

LOCATION

The Chequers Inn is prominently located in the heart of Ettington, a picturesque and affluent village situated just six miles south of Stratford-upon-Avon.

The property enjoys excellent visibility from the main road (A429), which connects to key regional routes including the M40, providing convenient access to Warwick, Leamington Spa, Banbury, and the wider Midlands.

Stratford-upon-Avon is a globally recognised tourist destination, attracting millions of visitors annually due to its rich cultural heritage and association with William Shakespeare.

DESCRIPTION

The Chequers Inn occupies a substantial and attractive property dating back to the 18th century. The building has been sympathetically modernised while retaining many original features, including traditional windows, and a feature log burner fireplace that adds to the venue's charm and character. The ground floor comprises a welcoming bar area, a well-appointed dining space with approximately 70 covers, and a fully equipped commercial kitchen capable of supporting a high volume food operation. The upper floors provide private accommodation for owners or staff, offering flexibility for on-site management.

THE OPPORTUNITY

The Chequers Inn is a well trading pub. The opportunity is to continue a well-established business, and to build on its reputation for quality food and drink, with a warm and welcoming atmosphere.

The site has relevant licenses to host events and live music, as well an open layout that can suit to hosting functions.

The business is presented in excellent condition throughout, ensuring the pub is a turnkey opportunity for an experienced operator, to continue the growth of this thriving business with a variety of trading opportunities.

INTERNAL DETAILS

The pub is very well presented following recent renovations, ready for a new operator to continue trade immediately.

The pub has a central bar servery with separate bar and dining areas. The bar area offers varied casual seating, towards the front of the pub.

The dining area is located at the rear of the pub.

The commercial kitchen, customer toilets and beer cellar are all easily located on the ground floor

EXTERNAL DETAILS

Externally, the property benefits from a spacious and well-maintained beer garden with ample seating, ideal for al fresco dining, family gatherings, and seasonal events. The outdoor space is a key asset during the warmer months and presents opportunities for additional revenue through outdoor service and events. A private car park is also located to the rear of the property, providing convenient onsite parking for patrons.

FIXTURES & FITTINGS

All trade fixtures, fittings, and equipment are included within the leasehold sale, subject to inventory. A full inventory will be provided to interested parties and their legal representatives upon request.

TRADING INFORMATION

Further trading information available to qualified applicants

TRADING HOURS

Monday - closed
Tues - Fri: 12.00pm - 3.00pm & 5.00pm - 11.00pm
Sat: 12.00pm - 11.00pm
Sun: 12.00pm - 8.00pm

BUSINESS RATES

The Rateable Value is £18,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

The premises are fully licensed for the sale of alcohol and food, with permissions in place for live music and private events. All necessary health, safety, and fire compliance measures are in place, and the business is fully operational.

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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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:

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