

The Ox (formerly Vanilla)

- New lease in Georgian building
- Dining area c.100 covers
- South facing terrace c. 50 covers
- Courtyard dining area c. 15 covers
- Long established restaurant venue
- Commercial kitchen. EPC C

10, Cambray Place, Cheltenham, GL50 1JS

Leasehold: £30,000

Annual Rent: £48,000

Ref: 3460475

LOCATION

Situated on the edge of the Cotswolds and conveniently located just off the M5, Cheltenham is a vibrant spa town in Gloucestershire.

Celebrated for its stunning Regency architecture, Cheltenham is also widely recognised as a hub for cyber and digital innovation, with a growing ecosystem of firms specialising in this sector basing themselves in the town.

Cheltenham has a thriving retail and tourism sector: the blend of high-street brands and independent boutiques make it a key regional shopping destination, whilst its status as the most complete regency town in England attracts visitors from across the world.

Long associated with dining excellence, the town has a diverse array of bars and restaurants and hosts a variety of internationally acclaimed annual events such as the Cheltenham Jazz Festival, the Cheltenham Gold Cup, the National Hunt Festival, and the Cheltenham Cricket Festival.

Cambray Place is a prominent street in the town, set between the High Street and Sandford Park, and just a short walk from Montpellier and The Promenade. Its location and character has made it an attractive location for hospitality venues, offices, luxury residences and boutique retail units and wellness providers.

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DESCRIPTION

The restaurant and bar occupy the lower ground floor of a striking period building, and the restaurant features comfortable banquette seating and maple wood flooring.

Drinks and cocktails are prepared and served from the bar counter and the commercial catering kitchen is to the rear.

Externally, at street level to the front of the building, is a south facing terrace with metal railings and large mechanically operated parasols.

Accessed through bifold doors at the rear of the restaurant is an enclosed courtyard dining area.

INTERNAL DETAILS

- Bar counter
- Dining area for up to c.100 covers
- Commercial kitchen
- Storage

EXTERNAL DETAILS

- South facing terrace at street level with large parasols c. 45 covers
- Courtyard to the rear of the restaurant with c. 15 covers

FIXTURES & FITTINGS

The landlords fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements.

REGULATORY

- Premises licence

THE OPPORTUNITY

Formerly known as Vanilla and most recently operating as The Ox Steak & Cocktail Restaurant, this well-established venue has enjoyed over 30 years of success in the heart of Cheltenham.

As the last tenant's lease has now expired, the landlord is looking for and experienced operator to take over this very well positioned venue with the rare commodity of a large outdoor dining terrace.

BUSINESS RATES

Rateable Value effective from 1st April 2023 £23,500

Interested parties can obtain the latest rating information about this property by visiting www.gov.uk

TENURE

- Brand new commercial lease
- Lease length and terms negotiable

TRADING HOURS

The property is currently closed









DEBT & INSURANCE ADVISORY

FINANCE

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CONDITIONS OF SALE

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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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