

The Seven Tuns

Queen Street, Chedworth, Cheltenham GL54 4AE

Colliers



- A timeless Cotswold inn with over 100 covers
- Large car park and garden
- Spacious accommodation for a resident owner.
- Currently closed but equipped ready to re-open quickly

**£800,000 + VAT Freehold
Or**

**New free of tie lease at
nil premium.**

Viewing is strictly by appointment
through Colliers

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The Seven Tuns



Nestled in the idyllic village of Chedworth near Cheltenham, The Seven Tuns is a beautifully preserved 17th-century inn steeped in history and charm. This historic freehouse, with its honeyed stone façade and traditional charm, has long served as a social hub for locals and visitors alike and The Seven Tuns has evolved through the centuries while preserving its rustic soul. Though currently closed, the inn embodies the timeless appeal of the English village pub and will no doubt thrive once again in new and enthusiastic hands.

Chedworth is a quintessential Cotswold village, rich in history and natural beauty. Best known for the nearby Chedworth Roman Villa—one of the largest and best-preserved Roman sites in Britain—the village also boasts a charming 12th-century church and a network of scenic walking trails, including the Monarch's Way and Macmillan Way. Surrounded by rolling limestone hills, ancient woodlands, and tranquil valleys, the area offers a peaceful rural escape with timeless appeal. Cheltenham, just 10 miles away, provides a vibrant cultural and commercial hub, while Cirencester and Northleach are also within easy reach. The Seven Tuns offers a prime location, attracting walkers, heritage tourists, and business travellers alike who are drawn to the area's unique blend of history, hospitality, and countryside charm.

Having been closed since November 2023, our clients have been able to re-take possession of the premises and are now offering a new lease of the property and business seeking a tenant with the experience, drive and enthusiasm for re-opening this wonderful pub once again.

The Property

Dating back to around 1610, The Seven Tuns is a striking and historic Cotswold inn with a rich architectural heritage and the main building is a two-storey structure. The central 18th-century panelled door, sheltered by a gabled timber porch, makes a particularly attractive entrance to the property. It has evolved over the centuries, with a late 17th to early 18th-century extension to the right gable end and a former stable block—now partially converted—linked to the main building via a brick wall. These outbuildings, including a former stable now used as toilet facilities, add to the character and versatility of the site.

Internally, the inn retains many period features, including an open fireplace with a bressumer beam and exposed timber elements that reflect its 17th-century origins. The Seven Tuns is a Grade II listed building, and its blend of historic charm, architectural integrity, and well laid out trading areas makes it a truly special place.

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Public Areas

The Seven Tuns offers a versatile and welcoming trading environment, well-suited to both casual drinkers and diners. The main trading areas are spread across several characterful rooms, each retaining original features such as exposed beams, stone walls, and open fireplaces, which create a warm and intimate atmosphere.

Bar Area: The central bar serves as the heart of the pub, with space for approximately 20–25 covers, including bar stools and small tables ideal for drinks and light bites.

Dining Room: A more formal dining space to the rear of the property accommodates around 40–45 seated covers, making it suitable for lunch and dinner service, private functions, or seasonal events.

First floor: is a wonderful dining room, which has a separate direct entrance via staircase at the front of the property, making it perfect for private parties. This space is currently set for around 30 covers. In total, The Seven Tuns can accommodate approximately 100+ covers, depending on layout.

Service Areas

Commercial kitchen. Storage and ground floor beer cellar.

Owners' Accommodation

The owners' accommodation is large and comprises kitchen, 2 Bedrooms, bathroom, and a sizeable office which could be utilised as a lounge.

Outside

Ample parking and there is a spacious and attractive beer garden, shaded by mature trees, with capacity for 40–50 additional covers in good weather—ideal for summer trade and events. Outbuildings potentially suitable for conversion.



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Services

Cotswolds District Council at
Cirencester 01285 623000

Mains electricity and water. LPG gas for cooking. Private drainage.

Licence

The Premises Licence has been transferred to the freeholder and can be transferred to the tenant on completion.

Price

£800,000 + VAT for the freehold interest complete with contents.

Lease alternative

A new 20 year full repairing and Insuring free of tie lease is available on terms to be agreed with a rental of circa £50,000 per annum without premium. The new lease will be subject to 5 yearly open market reviews and annual RPI increases subject to 2.5% / 5% collar and cap and will be inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Application Process

Applicants for a lease are required to submit a Criterion Asset Management

standard application form (available on request) and provide a business plan, two forms of ID with current address and proof of funding. If the applicants require to take the lease in a company name, then two personal guarantors will be required. Applicants must be able to demonstrate sufficient funds to invest further in this opportunity and cover one quarters rent plus vat, six months rent deposit plus vat and cover the landlord's reasonable legal costs.

ACV

The full moratorium has now been triggered in relation to the ACV on the pub and will expire on the 3rd December 2025

Finance

Colliers can assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

To View

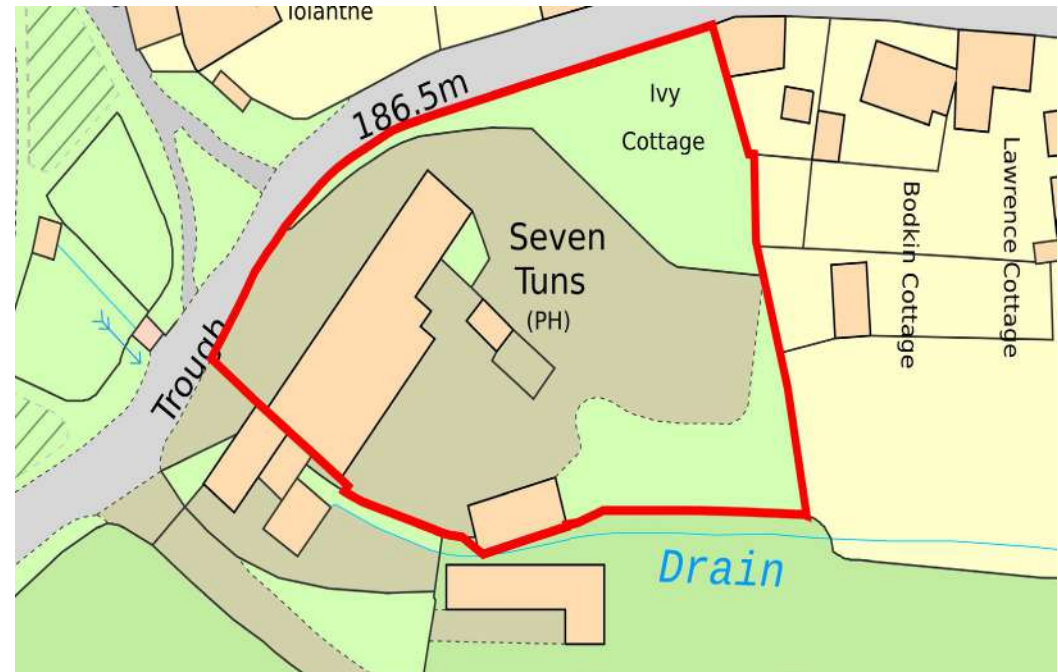
All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

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Vendor Conditions

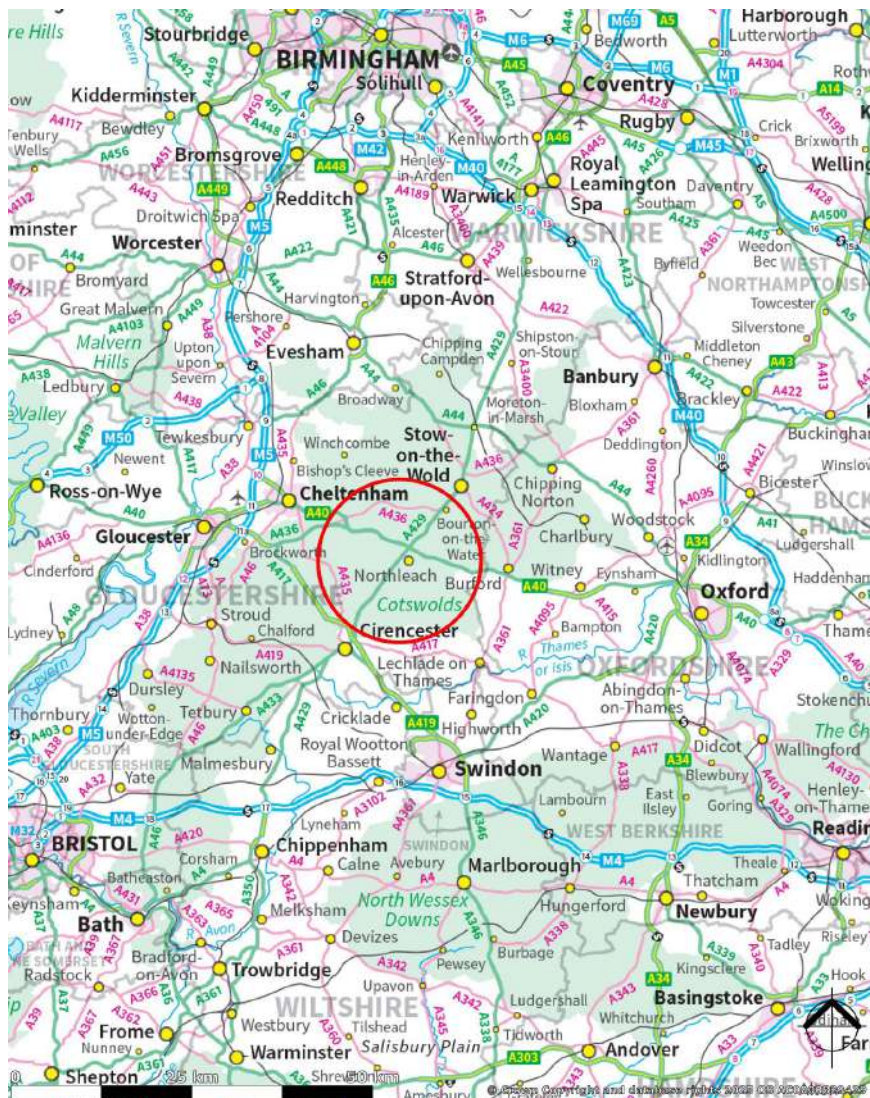
Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable show good title (assuming any issue identified cannot reasonably be covered by title indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price
- Completion to be 15 working days thereafter



Source: Edozo Maps – For Illustrative purposes only

The Seven Tuns

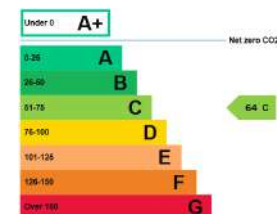


Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Mileages

Chedworth Roman Villa 1.5 miles, Northleach 5, Cirencester 8, Oxford 35 and London 85.



For further information, please contact:



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