



File Ref: W-118761

The Wheatsheaf

79 Cricklade Street, Cirencester, Gloucestershire GL7 1JF




Tenure
To Let

Price
Nil Premium

- New free of tie lease
- Town centre location in the capital of the Cotswolds
- Bar + large function room/restaurant
- Gardens/outside seating/car parking
- Large 4 bed private accommodation



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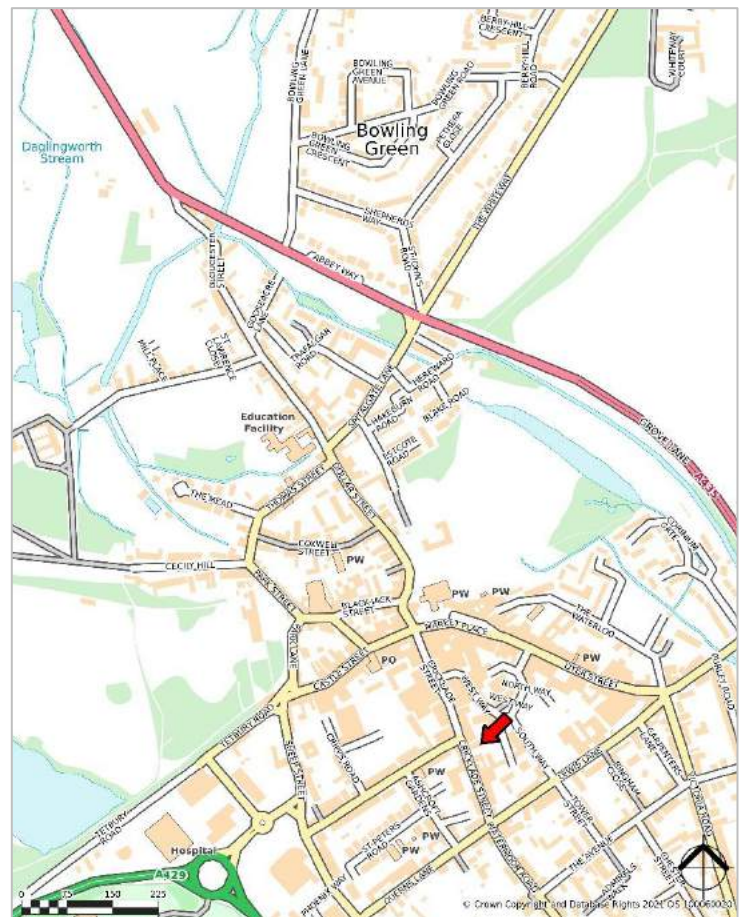
Location

Cirencester is often referred to as the Capital of the Cotswolds and its history dates back to Roman times. The town centre is thriving with a mixture of restaurants, bars, retail units and tourist attractions.

Cirencester is well known for being the home of the Royal Agricultural University. St James's Place Wealth Management HQ is located within the town. The Bathurst Estate, including Cirencester Park is on the edge of the town centre and a feature large parish church dominates the market square. Cricklade Street contains national operators such as Boots, Costa Coffee and Loungers (Toro Lounge), there is a large public car park nearby and all town centre facilities are within walking distance.

Description

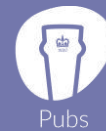
The Wheatsheaf represents a Cotswold Stone building constructed on ground and first floors with attic conversion plus a large single storey extension to the rear. Internally there are many features including open fireplace, beams and exposed stone. Currently the Wheatsheaf operates as a sports led bar with skittle alley/function room but offers the potential for change of style to incorporate greater dining facilities. In particular the gardens/car park/outside seating offer huge potential. In addition, the private accommodation provides ample space for most families.



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Trade

The premises have previously been held on tenancy therefore no accounts are available.

The premises have been run by the existing operators for the last 29 years. After running a successful operation they are now retiring. The pub currently focuses on sport with skittles and darts teams and televised sport. However, the premises do offer the potential for expanding the food offer with either a complete or partial change of focus.

Accommodation

Ground Floor

The main bar can be accessed from Cricklade Street or via a side access off the outside seating area. The main bar provides bar servery, beams, two fireplaces, exposed stonework and is set up to provide circa 42 covers, the main bar is linked via a corridor to the function room/skittle alley which provides a bar servery. The function room also benefits from a separate entrance.

Toilets

Gent's - WC, urinal, wash hand basin

Ladies' - 2 WCs, two wash hand basins

Kitchen with 6 burner oven, extractor system.

First Floor

Sitting room, kitchen with fitted units, external access to rear, bedroom. Bathroom with bath, shower, wash hand basin and WC. Separate WC.



Second Floor

Three bedrooms plus storage room.

External

Enclosed seating area adjacent to bar, car park providing 14 spaces accessed from West Way. Garden laid to lawn to the rear of the car park.

Outbuilding

This is currently fenced off from the main external seating area. Subject to consents this accommodation offers potential either for rebuilding or removal. If removed there would be considerable additional external seating.

Tenure

A new free of tie lease is available. Terms to be negotiated. The guide rent is £30,000 per annum.

Licence

A Premises Licence prevails, the main licensable activities are as follows:

Sale of Alcohol; Live Music; Dance; Indoor Sporting Events:
Monday to Thursday & Sunday 10:00 - 12:00
Friday & Saturday 10:00 - 01:00

Recorded Music:
Sunday to Monday 12:00 - 12:00

Business Rates & Council Tax

The property is in an area administered by Cotswold District Council. The 2017 Rateable Value has been assessed at £16,250. The domestic accommodation is within Band B for council tax purposes.

Planning

Is the property Grade II Listed and is situated within Cirencester Conservation Area.

EPC

The property has an EPC Rating of B.

Services

We are informed that the premises benefit from all mains services.

Required Capital

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital. A deposit will be required equivalent to three months' rent including an amount equivalent to VAT.



Application Procedure

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cashflow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets West & South Wales office on 0117 923 8090.

Additional Information

- i) The lessee will be responsible for a contribution of £1,500 towards the Landlord's reasonable legal costs.
- ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective lessees should consult their accountant for professional advice in this respect.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Viewing

Strictly by appointment through Fleurets' West & South Wales office on 0117 923 8090.

COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.



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Approximate Area = 4600 sq ft / 427.3 sq m

Limited Use Area(s) = 152 sq ft / 14.1 sq m

Outbuilding = 415 sq ft / 38.5 sq m

Total = 5167 sq ft / 480 sq m

For identification only - Not to scale

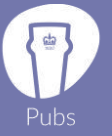


Denotes restricted head height



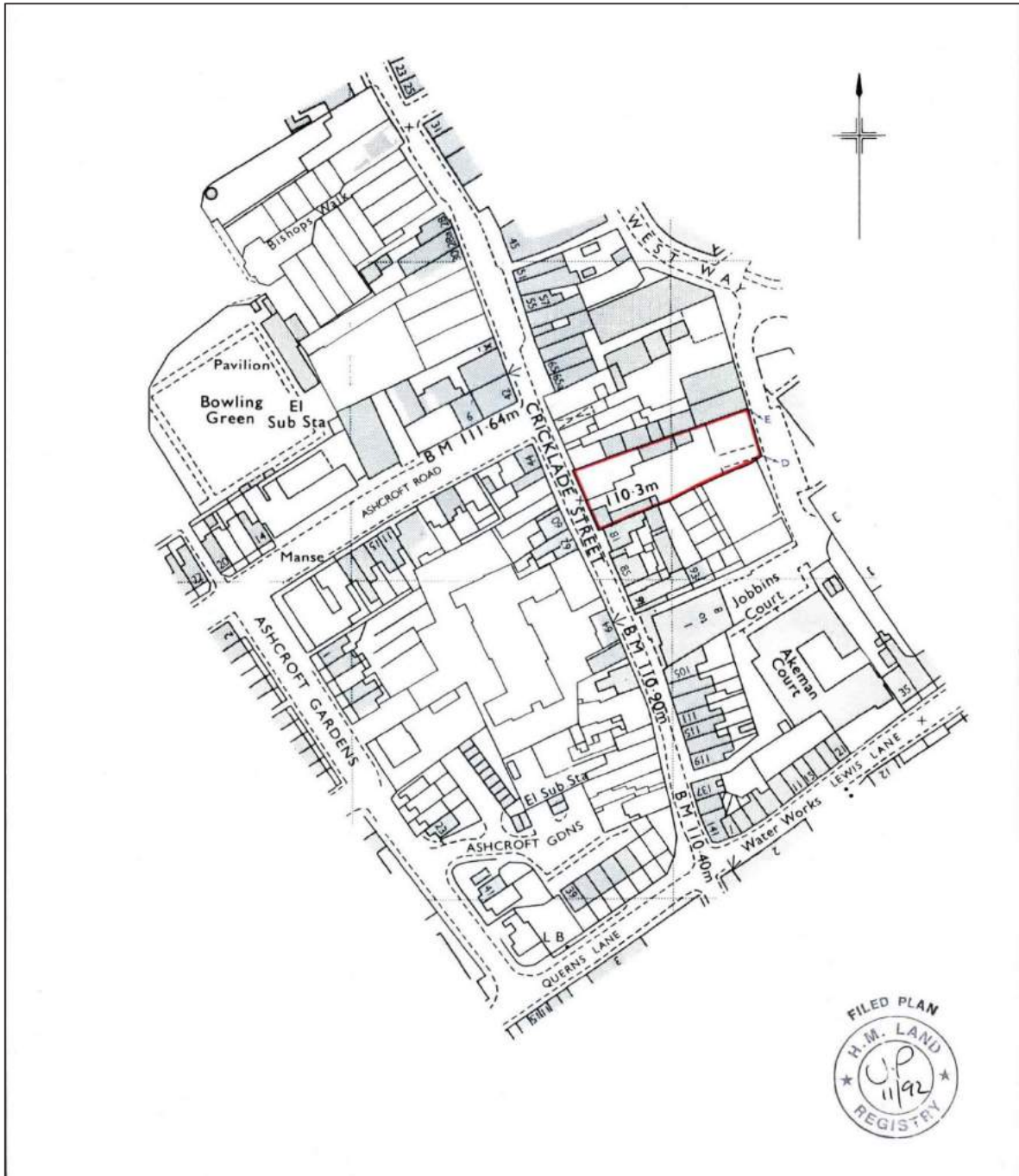
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Pubs

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