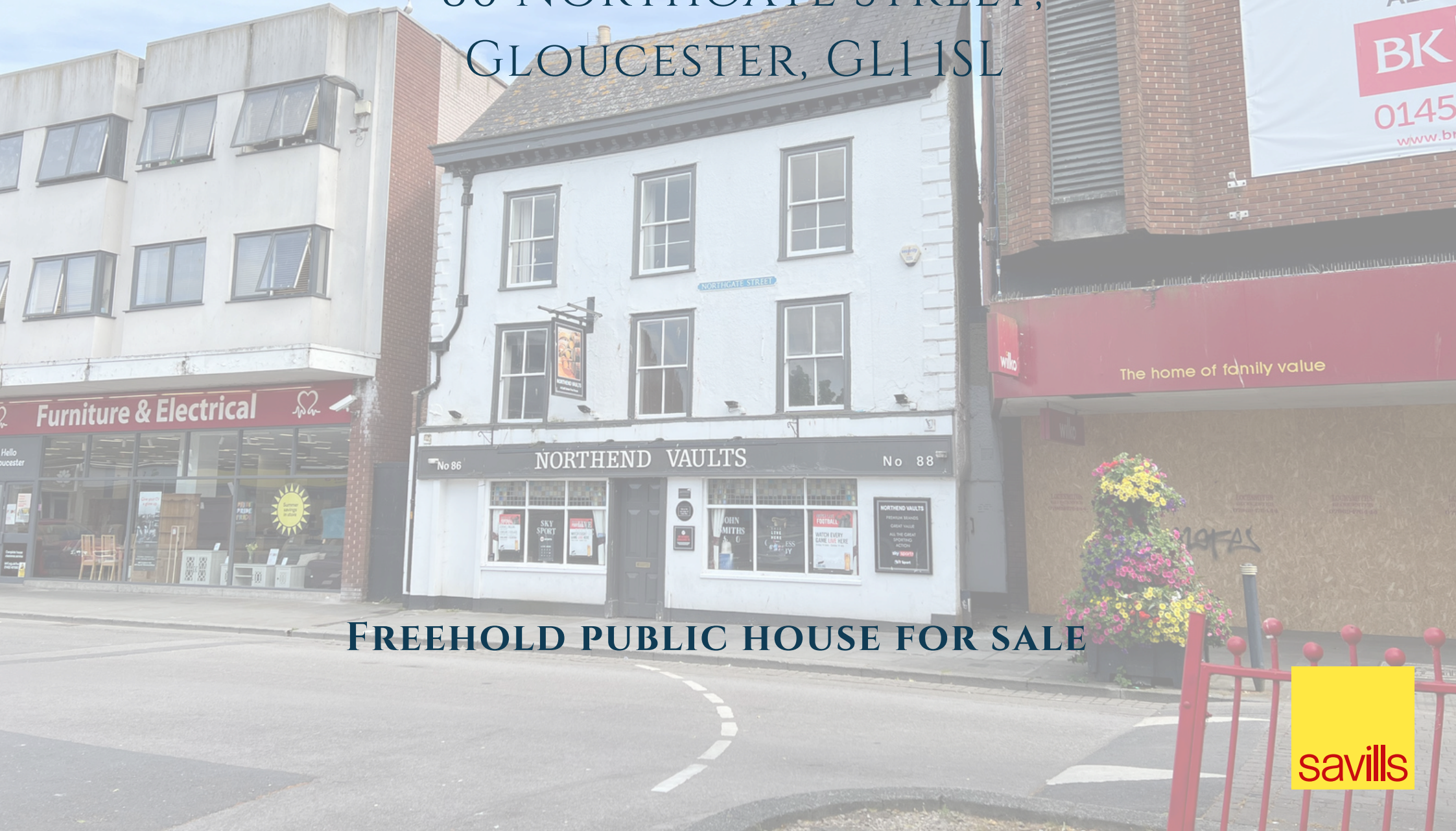


NORTHEND VAULTS

86 NORTHGATE STREET,
GLOUCESTER, GL1 1SL



FREEHOLD PUBLIC HOUSE FOR SALE

savills



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HIGHLIGHTS INCLUDE:

- Freehold Grade II Listed public house for sale
- Site extending to 0.142 acres (0.06 ha)
- Property arranged over three levels extending to 4,413 Sq Ft (410 Sq M)
- Prominent position in Gloucester City Centre
- Spacious self contained accommodation on first and second floor
- Offers invited

LOCATION

The Northend Vaults is a public house situated on Northgate Street, in Gloucester City Centre, which is approximately 22.7 miles (36.5 kilometres) south of Worcester and 32.3 miles (52 kilometres) north east of Bristol. The property is situated on the outskirts of the city centre fronting Northgate street and is approximately 0.2 miles (6 minute walk) from Gloucester train station, which provides services to Lydney and Cheltenham Spa.

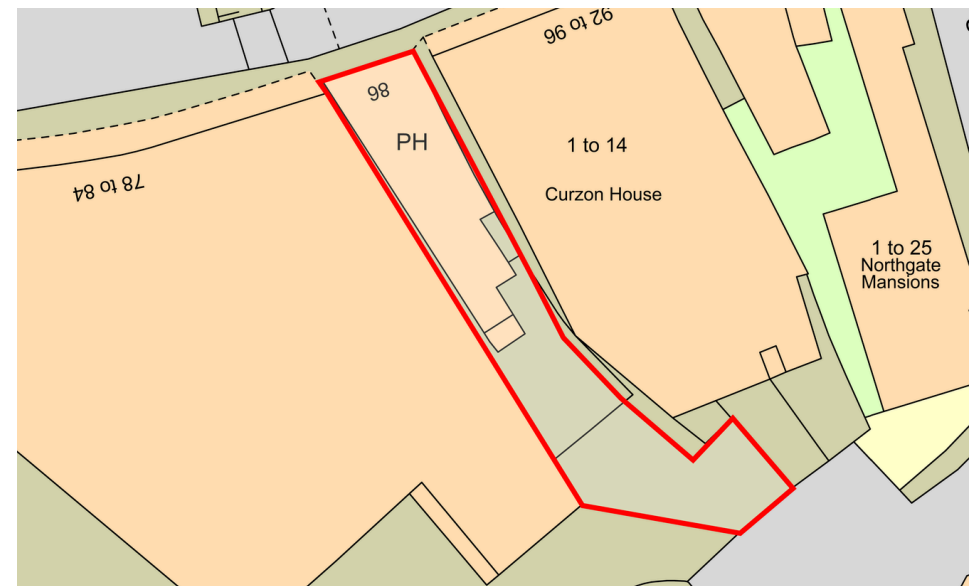
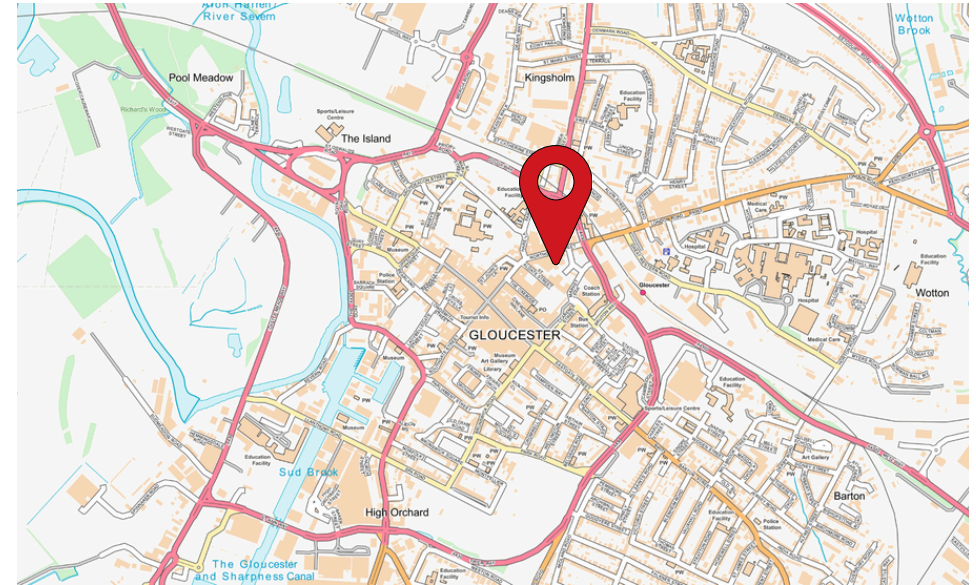
Gloucester city centre is an attractive mix of historic architecture, modern regeneration and traditional retail. The immediate surrounding areas comprises mainly of secondary retail, hot food takeaways and charity shop operators. In terms of public transport, closely located is the Great Western Road bus stop, a 4 minute walk, which provides services to Cheltenham and Brockworth.

DESCRIPTION

The property is a three storey building arranged over the ground, first and second floors. The building features painted rendered elevations beneath a pitched slate roof with wooden sash fenestrations.

The building has an approximate site coverage of 40% of the overall site area of 0.142 acres.

LINKS

[GOOGLE STREET VIEW](#)[LOCATION MAP](#)[DRONE VIDEO](#)[BIRDS EYE VIEW](#)

ACCOMMODATION

Ground floor

The ground floor comprises a bar servery with trading area for circa 40 customers. Ancillary areas comprise a trade kitchen with preparation area, customer WC's and beer store.

First floor

The first floor comprises the manager's private accommodation, office and a lounge to the rear, which has been stripped back to brick. The manager's private accommodation is located towards the front of the property and comprises two bedrooms, lounge, kitchen and a bathroom.

Second floor

The second floor comprises of a kitchen, lounge, two bedrooms and bathroom.

External areas

Externally there is rear patio trade area with outdoor TV screens for approximately 40 customers seated, store room and car park for 7 vehicles.

TENURE

The property is held freehold (Title Number GR237477).

PLANNING

The property is Grade II listed (ref: 1245671) and is located in the Gloucester Conservation area. The site has the benefit of Sui Generis public house consent.

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to serve alcohol from Monday to Sunday: 6:30am to 01:30am. We also understand that the pub operates under traditional hours.



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EPC

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VAT

VAT is applicable at the prevailing rate.

FIXTURES AND FITTINGS

We understand that all fixtures and fittings (excluding personal items) are owned outright and are included in the sale, however no inventory schedule will be provided and therefore what is left on the day of completion will transfer.

GUIDE PRICE

We are seeking offers subject to VAT for the freehold interest, with vacant possession provided.

AML

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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