

**Substantial Community pub in residential area close to Stroud town centre -  
£425,000**



**Rose Inn, Paganhill, Stroud, Gloucestershire, GL5 4AW**

- Substantial freehold Community pub.
- Immediate well populated residential catchment.
- Open plan trading area and spacious living accommodation on upper floors.
- Good size front and rear beer patio/garden and Skittle alley.
- Potential for further promotion as a community pub.

**Freehold offers are invited in excess of £425,000 subject to contract and exclusive of VAT where chargeable.**

*Particulars Updated 30-Sep-2024*

Lichfield Business Village,  
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# Matthew Phillips Surveyors

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## LOCATION

The property fronts Paganhill Lane, A4171 within 100 yards of its junction with Stratford Road, approximately 1 mile west of the centre of Stroud. The immediate vicinity is made up of a range of privately owned housing including period terraces immediately to the rear and a more modern 1980's estate off Mill Farm Drive to the west. In addition, there are some commercial properties on Stratford Road including a local car sales unit and a Tesco Express convenience store.

## DESCRIPTION

The Rose Inn is a substantial part three, part two storey building with rendered elevations beneath pitched slated, and tiled roofs. There is a forecourt beer patio area and a further external trading area, a Skittle Alley and beer garden/patio to the rear.

The public house is served by a surfaced car park on the opposite side of Paganhill Lane, providing 14 car park spaces.

The site area is 0.366 acres and the pub has a footprint of 4158 sf (Source Nimbus Maps).

## ACCOMMODATION

### Ground Floor

Open plan bar with a range of seating areas including seating booths, high poser tables and stools and a servery to the left hand side (seating for circa 50 customers). At a raised level there is also a games area with dart throw. The customer lavatories are to the rear as are the catering kitchen and wash up. The beer cellar is also at ground floor with double delivery doors to the front elevation.

### First Floor

The living accommodation comprises lounge, 3 bedrooms, office, bathroom with separate WC and domestic kitchen.

### Second Floor

A disused bedroom lies at second floor.

### Outside

To the front elevation: Beer patio with seating for 20 customers and parking bay. To the rear: Smoking shelter, beer patio and beer garden with seating for 50 customers and self contained Skittle alley with servery and seating for circa 20 customers.

### Car Park

A surfaced car park for 14 cars lies opposite.



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## GENERAL INFORMATION

### Tenure

The property is freehold and will be made available with the benefit of vacant possession.

### Services

We are informed that all main services are connected to the property.

### Licences

The property holds the benefit of a Premises licence permitting the sale of alcohol on Monday to Thursday from 11:00hrs to 23:00hrs, on Friday and Saturday from 11:00hrs to 00:00hrs and on Sunday from 10:00hrs to 23:00hrs.

### Town & Country Planning

The property is not listed nor in a conservation area.

### Fixtures & Fittings

The Vendors are not including any items of furniture, equipment, trade fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

### TUPE

All staff employed at the property will transfer upon completion under TUPE regulations.

### Stock in Trade

The Buyer will be responsible for buying the stock and unbranded glassware at valuation upon completion.

### Rating Assessment

The rateable value is £12,500 with effect from April 2023.

### EPC

The property has an EPC rating of Band C.

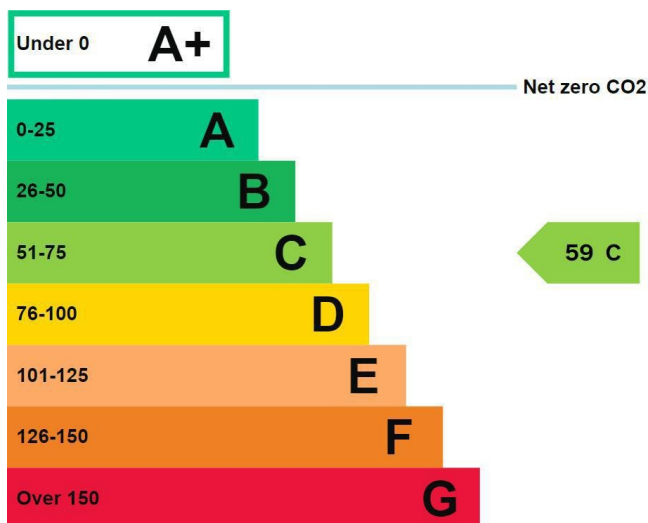
## ASKING PRICE

Freehold offers are invited in excess of £425,000 subject to contract and exclusive of VAT where chargeable.

### Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

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