



Kings Head

High Street, Kings Stanley, Stonehouse, Gloucestershire, GL10 3JD

Attractive Freehold Unopposed Gloucestershire Village Pub/Restaurant with food and letting potential - £395,000



Key Features

- Prominent handsome pub in centre of large affluent Village
- Large open plan trading area, skittle alley/function area and additional bar/café
- Restaurant (30 covers), catering kitchen and 4 potential letting bedrooms at first floor
- Large living accommodation
- Extensive front beer patio, rear beer patio and 20 space car park

Location

The Kings Head lies in the sizeable attractive residential village of King's Stanley (Population 2497 Source: Mid-Year Estimates (ONS) 2017) which is overlooked by Selsley Common, some 2 miles south west of Stroud and 1 mile south of Stonehouse. The pub benefits from a highly affluent catchment in the immediate locality. The public house is the only pub in Kings Stanley and overlooks the village hall, play area and football/cricket club.

Description

The Kings Head is a Grade II listed property, which lies in the heart of the pretty village Kings Stanley, comprising a handsome two storey rendered and painted brick building with four dormer windows beneath a pitched tiled roof, with similar additions to the side and rear. This imposing property benefits from an extensive enclosed patio to the front and a further patio area to the rear, together with a large 20 space car park with separate entrances from High Street and Broad Street. The site extends to approx. 0.319 acres (Nimbus Maps).

[View Virtual Tour](#)

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Accommodation

Ground Floor

Large lounge bar with flagstone flooring, feature fireplace, various timber beams and upholstered seating to accommodate circa 40 covers. Adjacent is a skittle alley/ function area, which has potential to accommodate up to 20 covers and can be separated by double doors from the main bar. There is a further smaller bar which was previously used as a café, with seating for a further 20 covers. The customer lavatories and ground floor beer cellar are located from the central hallway.

First Floor

Restaurant (30 covers), directly served by the catering kitchen. Three letting bedrooms with en-suite facilities, together with a lounge previously used as part of the living accommodation but could be converted to another letting room.

Second Floor

The living accommodation comprises 3 bedrooms, kitchen and bathroom.

Outside

An extensive enclosed front patio area provides seating for 30 covers, rear beer patio for 20 covers, car park 20 spaces.

Business

The Kings Head, which is closed at present, has traded as a community village pub with private events in the function area. The skittle alley has been popular with local teams and can be used as a function room for circa 40 covers. The smaller bar has been used as a café, with seating for a further 20 covers. There are three

en-suite letting rooms at first floor, with potential for a fourth bedroom.

Tenure

The property is held freehold and will be made available with vacant possession.

Licences

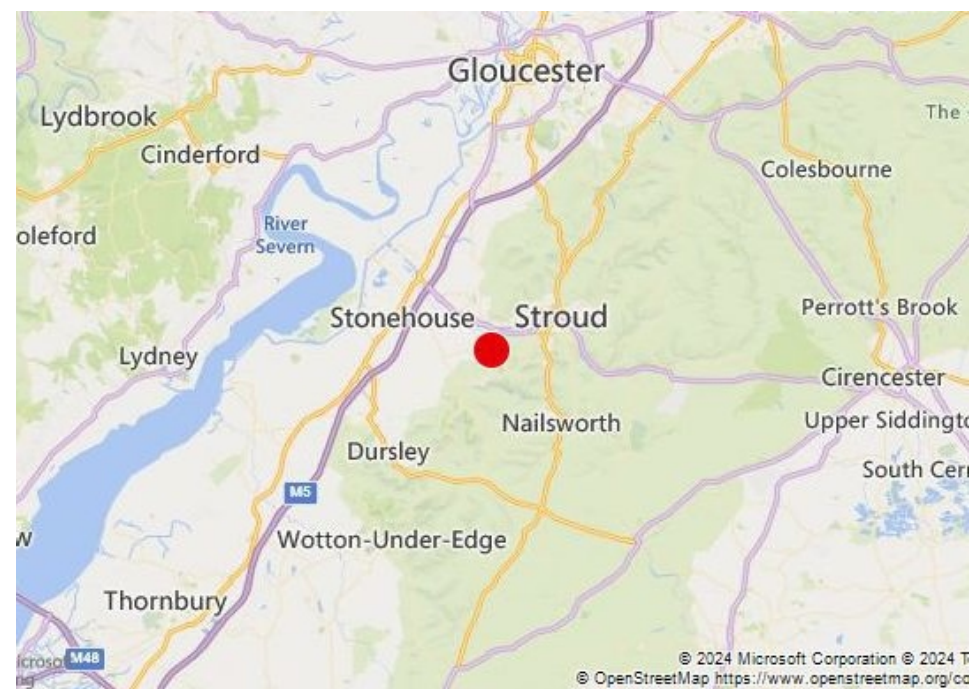
The property holds a Premises licence permitting the sale of alcohol permitting the sale of alcohol from 09:00hrs to 24:00hrs Sunday to Thursday inclusive and 09:00hrs to 01:00hrs on Friday and Saturday.

Town and Country Planning

The Kings Head is within the area controlled by Stroud Council. The property is a Grade II listed building.

Fixtures and 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.

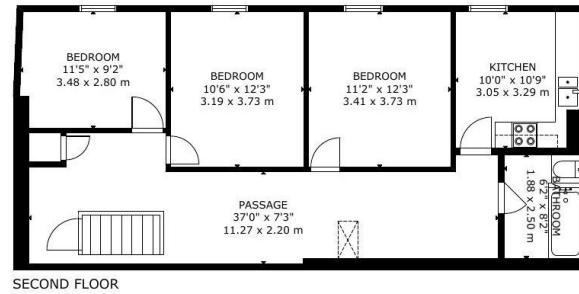
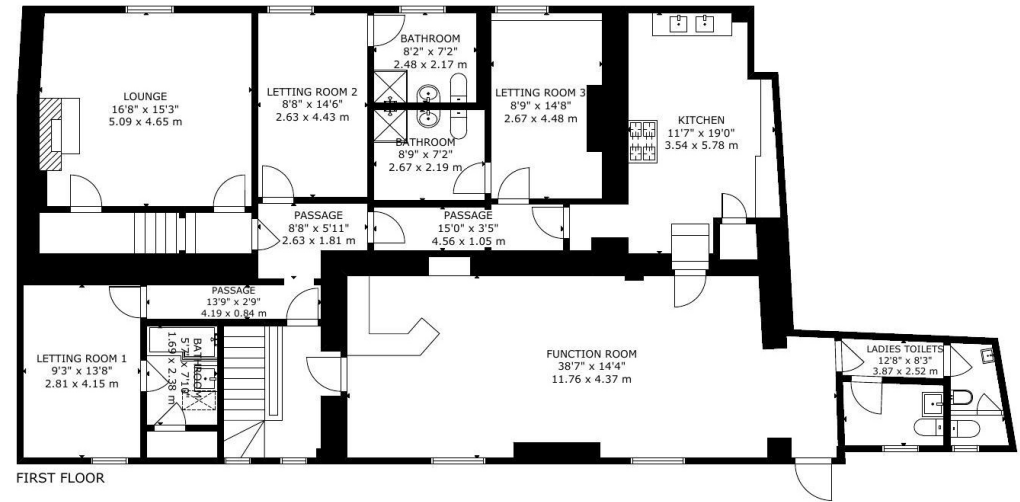
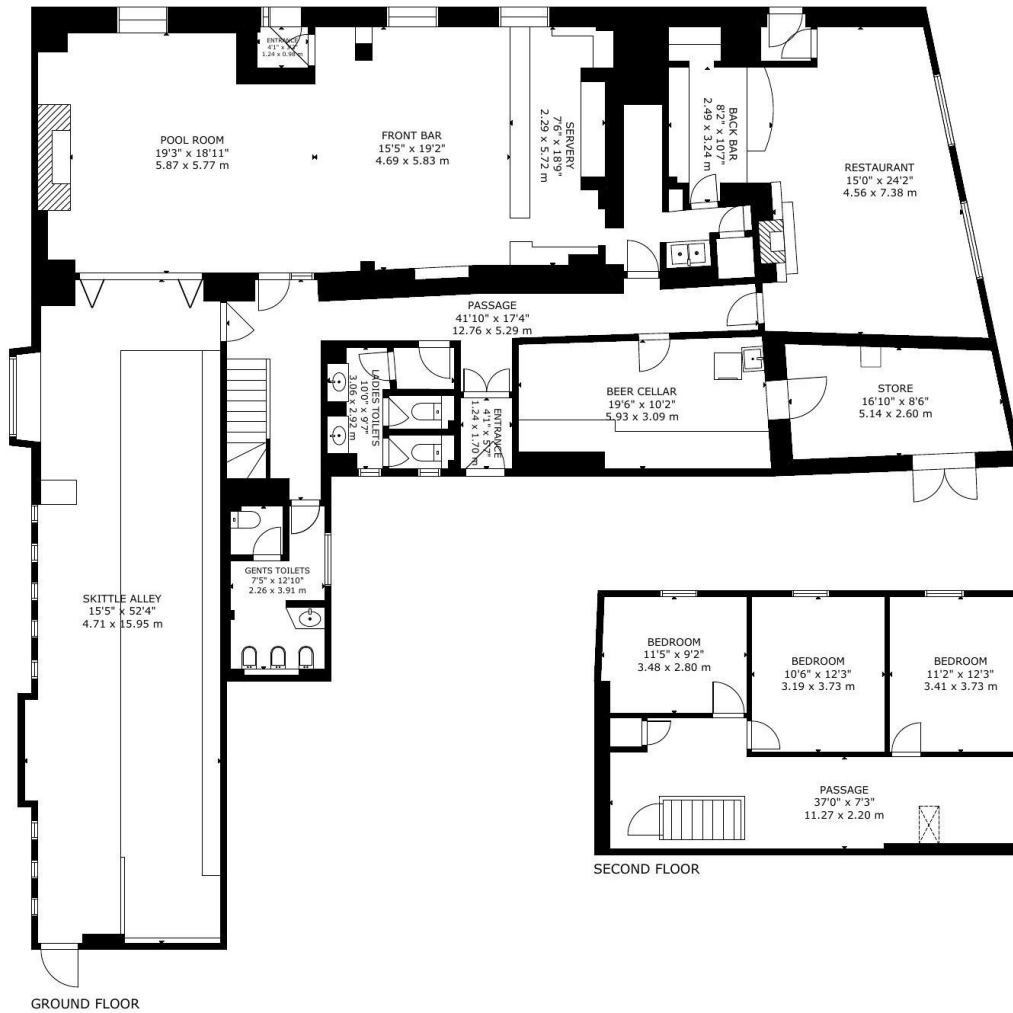




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GROSS INTERNAL AREA
TOTAL: 580 m²/6,254 sq ft
GROUND FLOOR: 298 m²/3,211 sq ft, FIRST FLOOR: 202 m²/2,179 sq ft, SECOND FLOOR: 80 m²/864 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Business Rates

Rateable Value is £7,000. The property has a Council tax band of B with £1,631.27 payable.

EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

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