

 JAMES PYLE^{CO}



65 Long Street, Tetbury, Gloucestershire, GL8 8AA

Double Fronted Former Coaching Inn
Restaurant/B&B Premises
With Self-Contained Secondary
Residential Accommodation
Busy Cotswold Town Centre Location

Approximately 2,943 sq.ft in total



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Price Guide: £450,000

‘Located within the heart of this Cotswold market town, an excellent opportunity to acquire a restaurant/B&B premises complete with a self-contained secondary residential accommodation’



The Property

Number Sixty Five is a long-established restaurant/B&B with secondary accommodation situated close to the centre of Tetbury. A period property and former coaching inn, the property has been previously used as a public house, private residence and restaurant. A typical Cotswold town house the property is double fronted and offers accommodation in the principle part comprising two reception rooms with a commercial kitchen to the rear, WC/conveniences and large pub cellarage below. On the first floor there are three bedrooms, two bathrooms and separate WC.

To the rear there is a courtyard style garden area leading to a former haybarn converted into residential accommodation (807 sq.ft.) comprising a living room and kitchen downstairs and on the first floor a double

bedroom and bathroom.

The property is positioned in the prime centre of this thriving Cotswold town benefitting from much passing foot traffic.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the

country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking, shooting and hunting.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure, Services & Information

The property is Freehold with gas central heating and mains drainage. The premises

have a rateable value of £19,000.00 effective from April 2017 whilst the annexe has a council tax band of B.

Directions

The property is located on the Northern end of Long Street adjoining London Road, opposite the junction towards Avening and Dursley. Sat nav postcode GL8 8AA

Local Authority

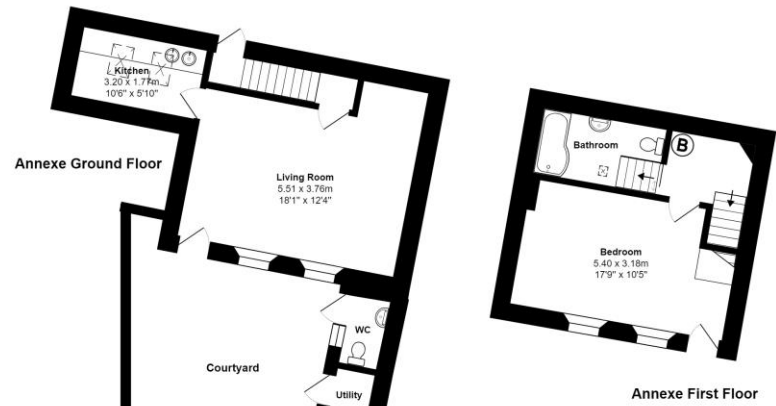
Cotswold District Council

Council Tax Band

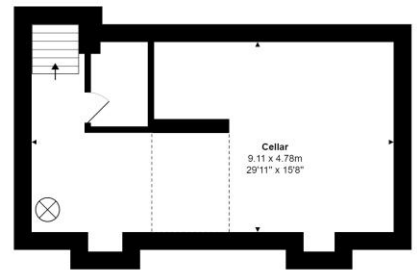
B £1,456



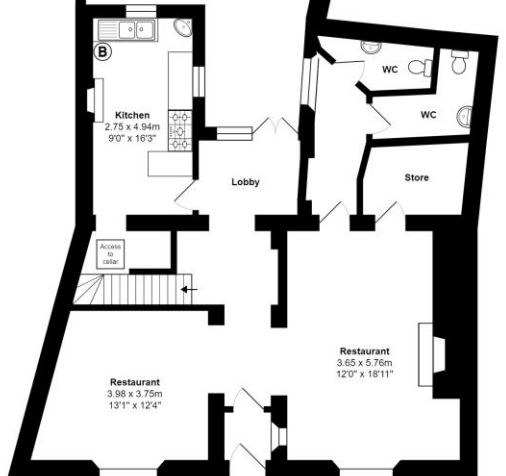
EPC Graph to follow



Annexe Area: 75 m.sq. 807 sq.ft.
 Commercial Premise Area: 172.3 m.sq. 1855 sq.ft. (excluding cellar)
 Total Area: 273.4 m² ... 2943 ft²
 All measurements are approximate and for display purposes only



Cellar



Ground Floor



First Floor



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