



The Fox & Hounds

Acton Turville, Gloucestershire, GL9 1HW

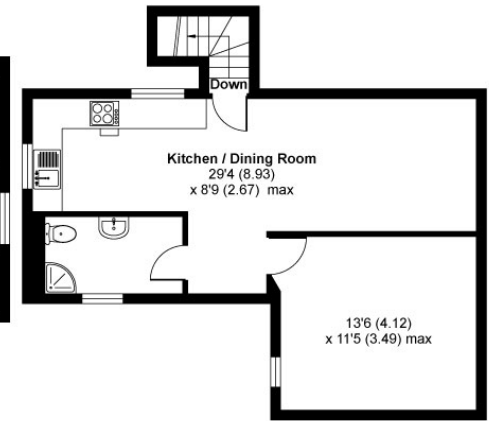
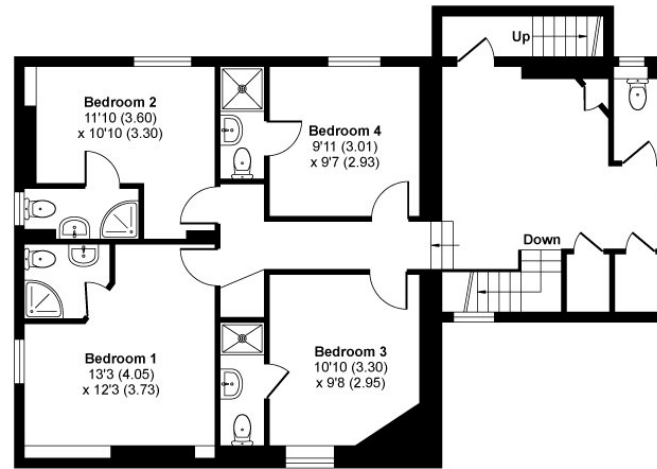
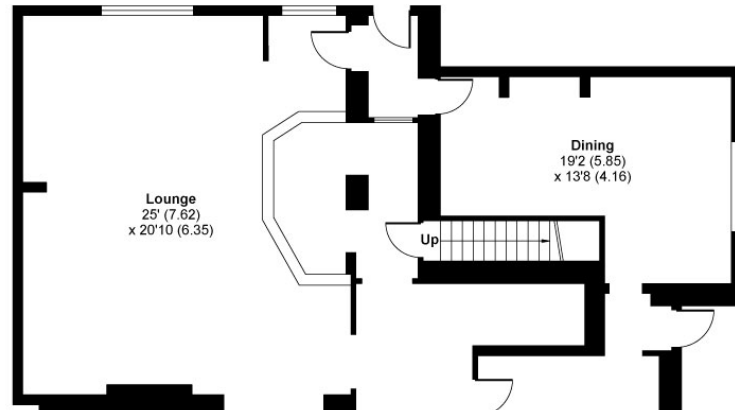
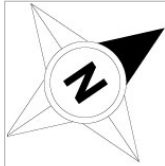
Tenure - Freehold

Guide Price - £595,000

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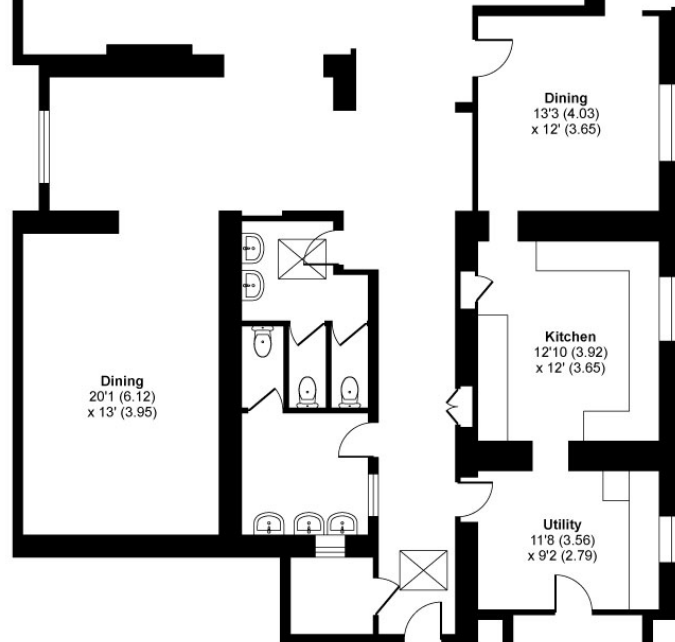
Approximate Area = 4345 sq ft / 403.6 sq m

For identification only - Not to scale

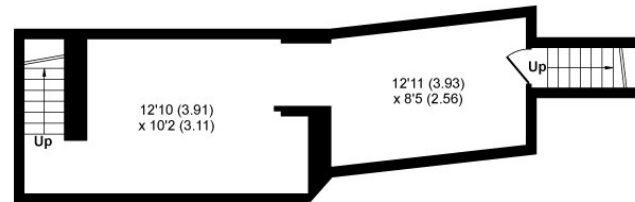


FIRST FLOOR 943 SQFT

FIRST FLOOR 500 SQFT



GROUND FLOOR 2568 SQFT



CELLAR 334 SQFT



Summary

- Idyllic Gloucestershire village
- Popular and profitable public house
- Interlinking bar/restaurant areas providing circa 90 covers
- 4 en suite letting rooms plus flat
- 4 miles from M4

Location

Acton Turville is located in South Gloucestershire, close to the Wiltshire border and is 4 miles distance. Tetbury is circa 11 miles, Bath 14 miles and Chippenham 9 miles.

The area benefits from being close to Castle Combe Race Circuit and Badminton Horse Trials, is well placed for tourists visiting the Cotswolds or Bath and is easily accessible for business travellers off the M4.

The Fox & Hounds is positioned in the centre of the village, at the junction of the B4039 and Tormarton Road.





Description

The Fox & Hounds is a character stone and brick built public house constructed on ground and first floors with additional single storey extensions to the side and rear. There is ample parking and the total site comprises 0.19 ha (0.49 acres). Internally the Fox & Hounds provides flexible and interesting trading areas with up to circa 90 covers. Of particular note are the four en suite letting rooms which do offer additional trading potential and in addition there is a separate owner's flat. The premises are well presented and there is an enclosed garden and adjacent side terrace providing ample space for dining in the warmer months.

Trade

The Fox & Hounds is an owner operated public house, our clients have provided us with management accounts which indicate net sales to 31st March 2025 of £534,261. In addition to this figure there is letting room income. The opportunity exists for an owner operator to be hands-on to maximise profitability and increase the sales from the letting rooms which have not been actively marketed.

The trading information has been provided by the vendor and has been reproduced by Fleurets in good faith. Neither Fleurets nor the vendor will give any assurance or warranty so far as the trade is concerned.

Accommodation

Ground Floor

Accessed via entrance porch leading to main trading areas. Includes snug bar with beamed ceiling, parquet floor, bar servery, tongue and groove panelling, circa 20 covers, fireplace with log burner. Dining area with parquet flooring, fireplace, circa 12 covers. The main bar has a feature fireplace plus log burner, circa 26 covers. This links to two more areas, middle section with stone and brick walls with circa 18 covers and a link to a third dining area with circa 24 covers.

Trade kitchen in two sections with stainless steel units, 6 burner oven, walk-in fridge.

Preparation area.

Ladies & Gent's toilets.

Basement beer Store

First Floor

Owner's Accommodation

Flat providing kitchen, sitting room, bedroom and shower room with shower, WC and wash hand basin.

Letting Accommodation

The letting accommodation is located at first floor and is accessed from a separate external entrance. It provides four en suite double bedrooms.

External

To the rear of the property is an enclosed beer garden with stone walls and patio with covered area. Stone built outbuilding.

Terrace to the side of the premises plus timber garden room in a converted horse shelter.

Timber storage area.

Tarmac car park with space for circa 40 covers.



Tenure

Freehold.

Planning

The property is not Listed but is situated within a Conservation Area.

Licence

A premises licence prevails, the main activities are as follows:

Sale of Alcohol

Monday to Saturday	11:00 – 12:00
Sunday	11:00 – 12:30

Live Music, Recorded Music, Dance

Monday to Saturday	11:00 – 12:00
Sunday	11:00 – 12:30

Business Rates

The property is in an area administered by South Gloucestershire Council. The 2023 Rateable Value has been assessed at £24,500.

EPC

The property has an EPC Rating of D.

Services

We are advised the premises are connected to mains electricity and drainage. LPG gas tank.

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.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto fleurets.com or give Chris a call.



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