

# Pub For Sale



**REFERENCE: 7706L - IMPRESSIVE AND SUBSTANTIAL INN BENEFITTING FROM A PRIVATE 'FREE OF TIE' LEASE SITUATED IN THE FOREST OF DEAN TOWN OF CINDERFORD, GLOUCESTERSHIRE**

A Free-of-Tie Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :



**The Woodlands,  
Cinderford,  
Gloucestershire**

**Asking Price £32,500**

This substantial and well situated Private 'Free of Tie' property is located on the outskirts of the Forest Of Dean town of Cinderford, Gloucestershire. Cinderford is a centrally located town within the Forest Of Dean attracting ramblers, cyclists, mountain bikers and bird watchers to the stunning scenery and countryside.

This expansive property is made up of a Lounge Bar (circa 30), Dining Area (circa 32), Function Room/Skittle Alley (circa 60) and Beer Garden for 50. To complete the property is a Well Equipped Commercial Catering Kitchen, 5 Bed Living Accommodation and Large Car Park.

Marc Blackford of Guy Simmonds said 'This 'free of tie' property offers huge potential to introduce further catering options with large trading areas and well equipped kitchen'.

Asking Price £32,500

Private Free Of Tie Leasehold – 8 years remaining

Last Years Turnover circa £237,000 (incl.)

Rent £18,973

Trade Split circa 70% wet & 30% food.

Sales Agent – Guy Simmonds 01332 865112.

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7706>

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